

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. In accordance with paragraph 189 of the NPPF, the applicant is encouraged to utilise this service prior to the submission of any future formal planning applications, in order to engage pro-actively with the LPA to discuss possible solutions to the reasons for refusal.

- 2 The permission of the New Hampstead Garden Suburb Trust Ltd may also be necessary and this can be obtained from: The Trust Manager, The New Hampstead Garden Trust Ltd, 862 Finchley Road, London NW11 6AB (Telephone 020 8455 1066). See <http://www.hgstrust.org/> for more information.
- 3 The plans accompanying this application are: 1054.4GAP OS, 1054a HC GA, 1054 D100, 1054 D101, 1054a HC GA

Officer's Assessment

1. Site Description

The site is a detached two storey single family dwelling house, not listed but within the HGS Conservation Area. It is prominently located on the corner of Norrice Lea and Chalton Drive. Norrice Lea is characterised by single dwelling houses, dating largely from the 1930s, mainly in the neo Georgian style and with large and generous plots and relatively deep gardens.

2. Site History

Reference: F/02655/11

Address: 48 Norrice Lea, London, N2 0RL

Decision: Approved subject to conditions

Decision Date: 23.08.2011

Description: Two storey rear extension and creation of basement. Extension to roof including 2no front dormer and 2no rear dormers to facilitate a loft conversion. Alterations to side elevations and rear elevation.

3. Proposal

Installation of new security gates to front and side entrances. The gate to Norrice Lea is a sliding gate with extended brick piers to 1400mm and the gate to Chalton Drive is a swing double leaf gate with extended brick piers to 1400mm.

4. Public Consultation

Six consultation letters were sent to neighbouring properties. A site notice was erected on 21.03.2019 and a press notice was published on 21.03.2019.

One response has been received on behalf of a neighbouring property, supporting the proposal on the grounds that an unprecedented wave of serious crime has broken over the area in recent times.

HGS CAAC 03.04.2019: Objection, harmful to character

The application has been referred to committee by Councillor Marshall on the grounds that it is an interesting attempt to design out crime.

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 19th February 2019. 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 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.

The London Plan is currently under review. 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 adopted 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, 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

The Council Guide 'Hampstead Garden Suburb Conservation Area Design Guidance' as part of the Hampstead Garden Suburb Character Appraisals was approved by the Planning and Environment Committee (The Local Planning Authority) in October 2010. This leaflet in the form of supplementary planning guidance (SPG) sets out information for applicants on repairs, alterations and extensions to properties and works to trees and gardens. It has been produced jointly by the Hampstead Garden Suburb Trust and Barnet Council. This leaflet was the subject of separate public consultation.

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.

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 the alterations would be a visually obtrusive form of development which would detract from the character and appearance of the street scene and this part of the Hampstead Garden Suburb Conservation Area.
- Whether harm would be caused to the living conditions of neighbouring residents;
- Whether harm would be caused to trees of special amenity value.

5.3 Assessment of proposals

Hampstead Garden Suburb is one of the best examples of town planning and domestic architecture on a large neighbourhood or community scale which Britain has produced in the last century. The value of the Suburb has been recognised by its inclusion in the Greater London Development Plan, and subsequently in the Unitary Development Plan, as an 'Area of Special Character of Metropolitan Importance'. The Secretary of State for the Environment endorsed the importance of the Suburb by approving an Article 4 Direction covering the whole area. The Borough of Barnet designated the Suburb as a Conservation Area in 1968 and continues to bring forward measures which seek to preserve or enhance the character or appearance of the Conservation Area.

The ethos of the original founder was maintained in that the whole area was designed as a complete composition. The Garden City concept was in this matter continued and the architects endeavoured to fulfil the criteria of using the best of architectural design and materials of that time. This point is emphasised by the various style of building, both houses and flats, in this part of the Suburb which is a 'who's who' of the best architects of the period and consequently, a history of domestic architecture of the period of 1900 - 1939.

The choice of individual design elements was carefully made, reflecting the architectural period of the particular building. Each property was designed as a complete composition and design elements, such as windows, were selected appropriate to the property. The Hampstead Garden Suburb, throughout, has continuity in design of doors and windows with strong linking features, giving the development an architectural form and harmony. It is considered that a disruption of this harmony would be clearly detrimental to the special character and appearance of the Conservation Area. The front of the properties being considered of equal importance as the rear elevation, by the original architects, forms an integral part of the whole concept.

The Design Guidelines for Hampstead Garden Suburb make it clear (Section 6) that iron gates are not generally a feature of Suburb houses, although some have been approved in parts of Winnington Road where houses are larger. Driveway gates are not common and in most cases, will not normally be acceptable

The gates would represent a visually intrusive form of development within the informal garden setting of Norrice Lea. The gates would be prominent in the street scene and out of keeping with the pattern of development. They would materially weaken the sense of

spaciousness drawn from the open fronted setting of the houses. No property in Norrice Lea with the exception of the Synagogue has a gated entrance.

The applicant has stated that the gates are required to provide security at the property, following recent attacks.

Officers are conscious of the security concerns of the applicant, however consider that the harm to the character and appearance of this part of the conservation area would be such that permission should be refused. Were permission to be granted at this property, it would be difficult to resist similar proposals elsewhere on this and other streets within the Suburb.

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

The proposal would not materially harm the amenity (light, outlook or privacy) of neighbouring occupiers.

Whether harm would be caused to trees of special amenity value

The piers already exist and the installation of gates would not harm any existing trees on the site.

5.4 Response to Public Consultation

No objections 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

The proposal is therefore considered to detrimentally impact on the qualities of the building and the historic and architectural character of this part of the Hampstead Garden Suburb Conservation Area. The proposal would harm the character and appearance of the individual property, street scene, conservation area and area of special character and is recommended for refusal.

