

Location 9 Corringway London NW11 7ED

Reference: 21/0200/HSE Received: 14th January 2021
Accepted: 18th January 2021

Ward: Garden Suburb Expiry 15th March 2021

Case Officer: Alissa Fawcett

Applicant: Lynn and Bryan Marcus

Proposal: Internal and external alterations including new raised rear door and windows with associated access steps, new boiler flue, new internal staircase with partition walls to access proposed loft conversion. New hard landscaping. (AMENDED DESCRIPTION and PLANS).

OFFICER'S RECOMMENDATION

Approve subject to conditions

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

- 511 PLOS: Site Location Plan
- 511 EX01: Existing Site Plan
- 511 EX02: Existing Ground Floor Plan
- 511 EX03: Existing First Floor Plan
- 511 EX04: Existing Attic Floor Plan
- 511 EX05: Existing Roof Plan
- 511 EX06: Existing Front Elevation511
- 511 EX07: Existing Side Elevation
- 511 EX08: Existing Section AA
- 511 EX09: Existing Section BB

511 EX10: Existing Section CC
511 LBB01-DEM Rev. A: Ground Floor Demolition Plan
511 LLB02-DEM Rev. A: First Floor Demolition Plan
511 PL00 Rev E: Proposed Site Plan
511 PL01 Rev D: Proposed Ground Floor Plan
511 PL02 Rev C: Proposed First Floor Plan
511 PL03 Rev C: Proposed Loft Plan
511 PL04 Rev A: Proposed Rear Elevation
511 PL05: Photo Sheet
511 PL08: Proposed Roof Plan
511 PL09: Upgrading of Existing Roof Detail
Design and Access Statement
Heritage Statement Rev. A
Letter from Structural Engineer
X01 - 9 CORRINGTONWAY NW11 7ED

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 The windows hereby approved shall match the original windows in material and style.

Reason: To protect the character of the house and the Hampstead Garden Suburb Conservation Area in accordance with policy DM06 of the Development Management Policies DPD (adopted September 2012).

- 5 a) Prior to installation details of the following alterations hereby approved have been submitted to and approved in writing by the Local Planning Authority;
- i) new fenestration including section at 1:10 to show thickness of double glazing if proposed
 - ii) manufactureres specification of new boiler flue

b) The development shall thereafter be implemented in accordance with the materials as approved under this condition.

Reason: To safeguard the character and visual amenities of the site and wider area and to ensure that the building is constructed in accordance with Policies CS NPPF and CS1 of the Local Plan Core Strategy (adopted September 2012), Policy DM01 of the Development Management Policies DPD (adopted September 2012) and Policies 1.1, 7.4, 7.5 and 7.6 of the London Plan 2016.

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 and the Applicant engaged with this prior to the submissions of this application. 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.
- 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.

OFFICER'S ASSESSMENT

1. Site Description

The application site is located on the eastern side of Corringway, within Area 5 of the Hampstead Garden Suburb Conservation Area and ward. The application property is a two-storey, mid-terrace residential dwelling house which has been designated as a Grade

II listed dwelling house.

The Conservation Area Character Appraisal notes:

"Coringway is a cul-de-sac with a block of flats at its head. The immediate impression is pleasingly green. Privet hedges dominate, though some are laurel, while shrub frontages and low wooden gates have been generally retained. Attractive shrubs and trees in beds now line the road and there are no hardstandings to diminish front gardens. Burglar alarms, clamping warning notices, CCTV cameras and views of the phone mast over the roofscape detracts from the appearance of the close. "

2. Site History

Nil.

3. Proposal

This application seeks consent for internal and external alterations including new raised rear door and windows with associated access steps, new boiler flue, new internal staircase with partition walls to access proposed loft conversion. External landscaping.

The originally proposed new shed and air conditioning unit have been removed from the final scheme.

The internal details will be discussed in more detail in the accompanying Listed Building Consent application, reference 21/0201/LBC.

4. Public Consultation

Site notice: 18/01/2021

Press notice: 21/01/2021

8 consultation letters were sent to neighbouring properties.

13 letters of objection have been received, including a petition of 11 signatures

The majority of the objections relate to concerns regarding the shed and / or air conditioning which have been removed from the final scheme.

The views of objectors can be summarised as follows;

- Noise disturbance
- Air pollution
- Eye-sore
- Potential danger to wildlife
- Impact of installation works on drains
- Size of shed
- Loss of light from shed
- Impact on trees from siting of shed

Other concerns

- Impact of internal works on structure of neighbouring properties

Internal / other consultations:

LAMAS: Updated Heritage Statement to address NPPF acceptable.

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 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, 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 2021

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 new London Plan which sets out the Mayor's overarching strategic planning framework from 2019 up to 2041 was adopted in March 2021, replacing the London Plan 2016.

Barnet's Local Plan (Reg 18) 2020

Barnet's Local Plan -Reg 18 Preferred Approach was approved for consultation on 6th January 2020. The Reg 18 document sets out the Council's preferred policy approach together with draft development proposals for 67 sites. It is Barnet's emerging Local Plan. The Local Plan 2012 remains the statutory development plan for Barnet until such stage as the replacement plan is adopted and as such applications should continue to be determined in accordance with the 2012 Local Plan, while noting that account needs to be taken of emerging policies and draft site proposals.

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 (2016)

Sustainable Design and Construction SPD (2016)

Hampstead Garden Suburb Conservation Area Character Appraisal and Design Guidance (2010)

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 individual Listed building, 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 Preamble

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.

5.3 Assessment of proposals

Section 16(2) of the Planning (Listed buildings and Conservation Area) Act 1990 states that 'In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.'

It is one of the core principles of the NPPF that heritage assets should be conserved in a manner appropriate to their significance. The National Planning Policy Framework sets out that the local planning authority should identify and assess the particular significance of any heritage asset...They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

It also sets out the framework for decision making in planning applications relating to heritage assets and this application takes account of the relevant considerations in these paragraphs.

Having regard to the above therefore, no material harm to the designated heritage asset has been identified and therefore consent should be granted in accordance with Policy DM06 of the Development Management Policies. Due regard has been given to the provisions of Section 16 of the Planning (Listed Building and Conservation Areas) Act 1990.

This application seeks consent for internal and external alterations to the host Grade II listed dwelling house.

It was previously proposed to include garden shed and air conditioning unit enclosure to the rear of the application site. However, these elements have been removed from the final scheme.

As detailed above, the proposed internal works will be discussed in detail in the accompanying Listed Building Consent application under planning reference 21/0201/LBC.

Impact on the character of the Listed Building and wider Conservation Area

External works

The works proposed to the exterior of the listed dwelling house are confined to the rear elevation, other than the removal of soil vent pipe on the front elevation which is supported.

A new rear door and adjacent side windows are proposed, in a design to better match the existing windows, the details and profile are considered to be acceptable and better

enhance the appearance of the rear elevation.

It is also proposed to provide a new boiler flue, there is no objection to the principle of this addition and the details are required through condition.

On the rear roof slope it is proposed to install new 'In-tile' ventilators to serve the new converted attic space. Acceptable details of the ventilators have been submitted with the application.

The proposals also include landscaping to the front and rear gardens including new Indian Sandstone paved patio to the rear and terrace to the front, screened behind the existing hedging. This is considered to be acceptable

As such the proposals are not considered to harm the character and appearance of the host Grade II Statutory listed building or the significance of this part of the Hampstead Garden Suburb Conservation Area.

Impact on the amenity of neighbouring occupiers

The external proposals, as amended to remove the contentious shed and air conditioning unit are not considered to detrimentally impact on the amenity of neighbouring occupiers. Other than provision of new Indian Sandstone paving the other alterations are to the rear external envelope of the host property.

Impact on trees

It is only the hard landscaping proposals that have the potential to have an impact on trees in and around the application site, as no extensions to the property are proposed. All new hardstanding is shown to be sited away from trees and therefore the proposed development is not considered to have a detrimental impact on the health of nearby trees.

5.4 Response to Public Consultation

The concerns raised by objectors are noted. As detailed above the air conditioning unit and shed have been removed from the final scheme.

In regard to the comments made relating structural issues resulting from the proposed internal works these are not material planning considerations and would be addressed through applications made to building control who ensure that works are carried out to the appropriate standards.

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 alterations, as amended would not detrimentally impact on the qualities of statutory listed application property, or group of which it forms part, as well as protecting the character of this part of

the Hampstead Garden Suburb 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 site, street scene, conservation area, and area of special character.

