

**Location** 11 Glebe Crescent London NW4 1BT

**Reference:** 21/3101/HSE Received: 4th June 2021  
Accepted: 4th June 2021

**Ward:** Hendon Expiry 30th July 2021

**Case Officer:** Elizabeth Thomas

**Applicant:** Mr and Mrs Bauernfreund

**Proposal:** Alteration and extension to existing roof to include gable end over existing first floor side extension, 1no front facing rooflight

### **OFFICER'S RECOMMENDATION**

Refuse

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 proposed roof extensions and alterations, by reason of its size, siting and design, would result in an unsympathetic and incongruous addition that would fail to respect the established pattern of development, to the detriment of the character and appearance of the host property, streetscene and the wider locality, contrary to Policies CS1 and CS5 of the LB Barnet Core Strategy DPD (2012), Policies DM01 of the LB Barnet Development Management Policies DPD (2012), Policy D3 of the London Plan (2021) and the LB Barnet Residential Design Guidance SPD (2016)

### **Informative(s):**

- 1 The plans accompanying this application are:
  - U-11GC-LP001 - Location Plan
  - U-11GC-PP001 - Existing ground floor
  - U-11GC-PP002 - Existing first floor
  - U-11GC-PP003 - Existing loft plan
  - U-11GC-PP004 - Existing roof
  - U-11GC-PS001 - Existing section

U-11GC-PE002 - Existing elevation  
U-11GC-PV001 - Existing front visualisation

EP001 - block plan  
U-11GC 6.1- Proposed ground floor  
U-11GC 6.2 - Proposed first floor  
U-11GC 6.3 - Proposed loft plan  
U-11GC 6.4 - Proposed roof  
U-11GC 7.1 - Proposed section  
U-11GC 8.2 - Proposed elevation  
U-11GC 9.1- Proposed front visualisation  
U-11GC 9.2- Proposed rear visualisation

- 2 In accordance with paragraphs 38-57 of the NPPF, the Council takes a positive and proactive approach to development proposals, focused on solutions. To assist applicants in submitting development proposals, the Local Planning Authority (LPA) has produced planning policies and written guidance to guide applicants when submitting applications. These are all available on the Council's website. A pre-application advice service is also offered.

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. The LPA has discussed the proposal with the applicant/agent where necessary during the application process. Unfortunately the scheme is not considered to accord with the Development Plan. If the applicant wishes to submit a further application, the Council is willing to assist in identifying possible solutions through the pre-application advice service.

## **OFFICER'S ASSESSMENT**

The application has been called in by Councillor Fluss for the following reason:

*to ascertain whether the proposal would not cause harm to the character and appearance of the street scene given the number of other properties on the same side of the road. The context should be discussed at Committee.*

### **1. Site Description**

The application site is a semi-detached two storey dwelling located in a predominately residential area.

The property as existing has a two storey side projection beyond with a pitched roof that sits at the same level as the eaves of the main roof of the dwellinghouse. This feature is mirrored on the adjoining property.

The site is not listed nor does it fall within a conservation area.

## **2. Site History**

Reference: 21/0984/192

Address: 11 Glebe Crescent, London, NW4 1BT

Decision: Lawful

Decision Date: 25 March 2021

Description: Roof extension involving hip to gable, rear dormer window and 2no front facing rooflights

## **3. Proposal**

The application relates to the extension and alteration of the roof over the existing two storey side projection at the property. The proposal will extend with a gable end roof to match the gable of the main roof.

From the front of the property the eaves of the extension will align with the eaves of the main dwellinghouse and the roof will slope back. From the rear, the proposal will manifest visually as a third storey with a small pitch roof over.

## **4. Public Consultation**

Consultation letters were sent to 8 neighbouring properties.

0 responses have been received

## **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 in 2021. 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 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 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 new London Plan which sets out the Mayor's overarching strategic planning framework for the next 20 to 25 years was adopted on the 2nd March 2021 and supersedes the previous 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.

Policy CS1 of Barnet's Core Strategy DPD (2012) states Core Strategy Policy CS5 sets out how the Council will, through Residential Design Guidance SPD, develop a framework to protect and enhance those high quality suburbs not protected by conservation area designation.

Policy CS5 of Barnet's Core Strategy DPD (2012) states that the Council will ensure that development in Barnet respects local context and distinctive local character creating places and buildings of high quality design. It states that the Council will also seek to enhance the Borough's high quality suburbs and historic areas.

Policy DM01 of Barnet's Development Management Policies Document DPD (2012) states that development proposals should be based on an understanding of local characteristics. Proposals should preserve or enhance local character and respect the appearance, scale, mass, height and pattern of surrounding buildings, spaces and streets.

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.

## **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 building, the street scene and the wider locality;
- Whether harm would be caused to the living conditions of neighbouring residents.

## **5.3 Assessment of proposals**

- Whether harm would be caused to the character and appearance of the existing building, the street scene and the wider locality;

The property as existing benefits from a two storey side projection which also features on the neighbouring property No.9 Glebe Crescent. The proposal will see the upward extension of this element replacing the existing pitched roof with a gable end roof. To the front of the property this gable end extension would match the roof design of the main part of the property, which has implemented a gable roof extension and rear dormer window as permitted development. The eaves of the new extension will align with the eaves of the main dwellinghouse and will be set down from the ridge.

The proposed upwards extension from the rear will manifest as a third storey addition to the property. The proposal has been design in such a way that the proposal will extend directly upwards from the rear building line. The eaves on the rear elevation will be set much higher than the eaves of the main part of the dwelling. The extension will incorporate a small hipped roof pitching back.

With regard to the expectations of the Residential Design Guidance SPD (Para 14.35), the proposal would reduce the degree of visual separation between the host property and No 13 and - as a result of the additional prominence afforded by the rising land and more open aspect provided by the curve in the road - would form a more overbearing feature facing the street.

Whilst roof extensions are a common feature on Glebe Crescent they are designed in such a way that they are read as an addition to the original roofslope - with the original roofslope reflected. Where other properties on Glebe Crescent benefit from side extensions these are read as single or two storey additions and not a third storey.

The creation of effectively a three storey side projection to the property is considered to be at odds with the established character and appearance of the host property, exacerbating an imbalance in the pair of semi-detached dwellings. The proposal would appear as a contrived form of development unsympathetic and incongruous to the established design and would fail to preserve or enhance local character. As a result, it is not considered to represent good design, contrary to Policy DM01 and Policy CS1, as well as the principles of the NPPF (2021).

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

Paragraph 14.20 states that side extensions should ensure that the visual and residential amenities of neighbouring properties are not significantly affected.

In regards to the increased height over the existing two storey side projection at the property, the proposal is not considered to give rise to a detrimental impact to the neighbouring properties.

It is noted that there are two side windows facing towards the application site at No.13 Glebe Crescent, however, these are obscure glazed and would not be demonstrably harmed by the proposed alterations and extension. The application property has a splayed building line in comparison to No.13, there is sufficient gap between the two properties to ensure that the upward extension would not appear overbearing or give rise to a sense of enclosure to this neighbouring property.

No.9 is sited on the opposing side of the extension and therefore there would be no impact to this neighbouring property, the extension will not project beyond the established building lines of the application property therefore there would be no visibility of the extension from No.9.

There is considered sufficient distance maintained between the new window within the rear elevation and the properties along Studio Mews to the rear of the site to ensure the proposal does not give rise to any actual or perceived overlooking or loss of privacy.

In conclusion, no demonstrable harm to residential amenity would arise from the development.

## **5.4 Response to Public Consultation**

N/A

## **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 the proposed development would fail to 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 REFUSAL

