

Location **66 Addison Way London NW11 6QS**

Reference: **23/4520/HSE** Received: 20th October 2023
Accepted: 23rd October 2023

Ward: Garden Suburb Expiry 18th December 2023

Case Officer: **Tina Oliveira**

Applicant: A & M Mire

Proposal: Garage conversion with new garage door and windows. Single Storey side link extension to garage. Internal and external alterations to include removal of internal walls and chimney breast. New retaining wall to boundary line. Fenestration changes to the rear to create a new double door and replace existing door with window. New rooflight (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 Chair (or in their absence the Vice-Chair) 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
- 569 EX00 Existing Site Plan
- 569 EX0S Existing OS Map
- 569 EX01 Existing Ground Floor Plan
- 569 EX02 Existing First Floor Plan
- 569 EX03 Existing Loft Plan
- 569 EX04 Existing Roof Plan
- 569 EX05 Existing Front Elevation

569 EX06 Existing Rear Elevation
569 EX07 Existing RHS Elevation
569 EX14 Existing LHS Elevation of Garage
569 PL01 Rev B Proposed Ground Floor Plan
569 PL02 Proposed First Floor Plan
569 PL03 Proposed Loft Plan
569 PL04 Rev A Proposed Roof Plan
569 PL05 Rev A Proposed Front Elevation
569 PL06 Rev B Proposed Rear Elevation
569 PL07 Rev B Proposed RHS Elevation
569 PL13 Rev A Proposed Section EE
569 PL14 Rev B Proposed LHS Elevation of Garage
Design and Access Statement dated 21/03/24

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 roof of the extension hereby permitted shall only be used in connection with the repair and maintenance of the building and shall at no time be converted to or used as a balcony, roof garden or similar amenity or sitting out area.

Reason: To ensure that the amenities of the occupiers of adjoining properties are not prejudiced by overlooking in accordance with policy DM01 of the Development Management Policies DPD (adopted September 2012).

- 5 "a) Prior to their installation, details of the materials, design, glazing specifications of the new windows/doors including garage door hereby approved shall have been submitted to and approved in writing by the Local Planning Authority. The double glazing thickness should be 4-6-4 mm.

b) The development shall thereafter be implemented in accordance with the details 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 Policy D4 of the London Plan 2021.

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.
- 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

The application is referred to Planning Committee A as the applicant is a councillor.

1. Site Description

The application site is located at 66 Addison Way, London NW11 6QS, consisting of a two-storey linked end terraced dwellinghouse. The application site is within Area 2 of the Hampstead Garden Suburb Conservation Area and is a locally listed property. There is a TPO tree to the front and in the rear garden. The surrounding area consists of a mix of terraced and semi-detached properties.

The adopted Conservation Area Character Appraisal notes;

The group of which 66 Addison Way forms a part is made up of the houses nos. 66 - 88 Addison: it is made up of two linked terraces, each of 6 houses, placed either side of the pedestrian access to Little Wood from Addison Way. The group was designed by George Lister Sutcliffe for Copartnership Tenants Ltd. The property dates from 1912. The property is locally listed and within the Hampstead Garden Suburb Conservation Area.

The HGS Character Appraisal (Artisans Quarter, Area 2, Character Appraisal 7): 'All the buildings are finished in red brick in Flemish bond which gives a great coherence to the road. Continuous rooflines and tall chimneys are persistent features of the road, as are the white casement windows with glazing bars. The different levels of the buildings on either side of road (making use of the slope down to Mutton Brook from Willifield Way) also give the road variety. The cottages are arranged as groups of maisonettes on the northern side and as groups of two-storied cottages on the southern side. Six-paned window casements are typical of the upper floors on the southern side of the road and on both floors of the northern side. All the groupings along the road are by Parker and Unwin, except for Nos. 66-76 and 78-88 at the extreme eastern end, which are by Bunney and Makins and are not included in Area 6, and Oakwood Court, also at the eastern end, which was built much later by F.M. Cashmore (1953). Plots are limited and the scale of the houses mostly small and 'cottagey'. Within these parameters however, the buildings show considerable variation of restrained, high-quality, architectural detail which adds significantly to the character of the road'.

2. Planning History

Reference: C02034E

Address: 66 Addison Way London NW11

Decision: Approved subject to conditions

Decision Date: 13 December 1996

Description: Ground floor side and rear extension, new window and gate.

Reference: C02034D

Address: 66 Addison Way London NW11

Decision: Approved subject to conditions

Decision Date: 12 April 1978

Description: Rear dormer window, and gable end window.

Reference: C02034B

Address: 66 Addison Way NW11

Decision: Refused

Decision Date: 25 May 1977

Description: Conversion of roof space into bedroom

Reference: C02034A

Address: 66 Addison Way NW11

Decision: Refused

Decision Date: 26 May 1976

Description: formation of room in roof space, alterations to roof and new attic windows

Reference: C02034

Address: 66 Addison Way London NW11

Decision: Approved subject to conditions

Decision Date: 30 August 1968
Description: Erection of garage.

The application site has other tree related applications.

3. Proposal

The application seeks planning permission for "Garage conversion with new garage door and windows. Single Storey side link extension to garage. Internal and external alterations to include removal of internal walls and chimney breast. New retaining wall to boundary line. Fenestration changes to the rear to create a new double door and replace existing door with window. New rooflight (Amended description and Plans)".

The existing garage is proposed to be converted into a habitable room connected to the main house which will partly serve as an office/gym and the rear part as a playroom. A new rooflight is proposed to the roof. The front façade of the garage will be altered to replicate the perforated parapet design seen to the front of the neighbouring garage at No.64 Addison Way. The proposed garage conversion will replace the existing garage door with a new part glazed garage door and a new window. In addition, two new side windows are proposed along the garage flank wall adjoining the host dwelling, replacing an existing single large window. The proposed window to the front will be sited to the left-hand side of the garage. The new garage door will be part glazed, in timber to match the adjoining garage at No.64. The proposed garage windows will be casement windows in timber and white, with top upper hung casement.

A side link extension is proposed to the rear of the existing garage to link the converted garage to the main dwelling. The proposed link extension will hold a door to access the side passageway between the main dwelling and the garage and a rear door to access the rear garden. It will hold a single window along the flank wall adjoining No.64 Addison Way. The proposed link extension will have a glazed, flat roof, a height of 2.73 metres, width of 1.50 metres and a depth of 3.90 metres.

A new retaining wall is proposed along the boundary to No. 64 Addison Way. This will wrap around to the existing rear retaining wall holding the higher sited rear garden. The proposed wall will have a height of 0.58 metres, have an extent of 8.70 metres and be 0.30 metres in width. It would be in brick to match existing materials.

Fenestration changes are proposed to the rear elevation replacing an existing door to the existing living room with a new window. An existing part glazed marginally inset door to the existing dining is proposed to be replaced with a new part glazed double door. The new double door would be flush with the adjoining rear wall.

Through the lifespan of this application amendments were sought to change the description of works. The applicant's initial proposal for a new garage to replace the existing was amended to only include a garage conversion with a new door and windows. The extent of the fenestration proposed along the flank wall of the infill extension was reduced to be a single window. In addition, the applicant provided amendments to the rear fenestration at the dwelling and modifications were requested to the proposed rear double door.

4. Consultation

9 consultation letters were sent. No replies received.

Application was advertised on site and in the local press.

Consultation

Heritage: Following amendments received, no objections raised subject to conditions.

HGST: No objections raised to the proposed scheme.

Trees: Following applicant's confirmation to no longer demolish the existing garage, no tree related concerns arise in relation to the proposed garage works.

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 in December 2023. 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 2041. 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, CS15.

- Relevant Development Management Policies: DM01, DM06

Part of policy CS15 of the Core Strategy states that the Council will: "work with relevant providers and developers to ensure that necessary infrastructure is secured and delivered in time to support Barnet's consolidated growth and development and provide the facilities needed for the borough's communities."

Barnet's New Local Plan (Reg 24)

Barnet's Draft Local Plan - Reg 24: The Reg 22 version of the draft new Local Plan was approved by the Council on 19th October 2021 for submission to the Secretary of State. Following submission, the Local Plan underwent an Examination in Public (Reg 24). The Reg 22 document sets out the Council's draft planning policy framework together with draft development proposals for 65 sites.

In order to address issues of legal compliance and deficiencies in soundness the Council has produced Main Modifications to the Local Plan. These Main Modifications were approved by Cabinet on March 12th and will now be subject to a period of formal public consultation commencing in May 2024. Whilst the Council moves forward to formal adoption of the Local Plan (subject to the outcome of the public consultation and the Inspectors Report) the Main Modifications shall be considered, in the interim, a relevant material consideration in the Council's decision making on planning applications.

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 the policies and site proposals in the draft Local Plan and the stage that it has reached.

Supplementary Planning Documents

Sustainable Design and Construction SPD (adopted 2016)

- Provides detailed guidance that supplements policies in the adopted Local Plan and sets out how sustainable development will be delivered in Barnet.

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

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 a 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.

5.2 Assessment of proposals

The main issues for consideration in this case are:

- Whether harm would be incurred to the character and context of the site and surrounds;
and

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

5.3 Assessment

- Whether harm would be incurred to the character and context of the site and surrounds

The main issue in this case is whether or not the alterations would be visually obtrusive forms of development which would detract from the character and appearance of the street scene and this part of the Hampstead Garden Suburb Conservation Area and have an adverse and visually obtrusive impact upon the amenity of the occupiers of the neighbouring property.

The supplementary planning guidance for the Suburb is the Hampstead Garden Suburb Design Guidance which has been the subject of public consultation and Local Planning Authority approval. The guidance says:

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.

As existing the dwelling benefits from a relatively wide metal garage door. It is considered that the works to replace the existing garage door with a less wide garage door will not negatively impact the appearance of the property to the streetscape, as it will be similar to the garage door in the neighbouring dwelling at No.64 and be in keeping with garage door designs seen acceptable in the Hampstead Garden Suburb. The new window proposed is seen acceptable as it would match the existing fenestration at the dwelling in design and style. All new fenestration will be conditioned for materials, colour and glazing specifications to respect the character of the dwelling and to ensure coherence with

designs used in the Hampstead Garden Suburb. Following amendments, the alterations to the garage parapet to have a perforated brick design to match that seen at No.64 is seen as an enhancement of the street scene and the existing garage. The new side windows to the garage are seen to be a sympathetic addition to the existing garage. They will have materials, style and colour to match the windows seen at the host site.

As such, the appearance from the front of the site will show the replacement of the existing garage door to have a part glazed door and a new window. The window is not considered to detract from those seen at the host site and the new garage door will be like other dwellings within the suburb and is considered to positively impact the character of the street and the Conservation Area.

The proposed side infill extension will not negatively impact the appearance of the property to the streetscape, as it will not project beyond the height of the existing garage. It is seen to be a subservient addition at the dwelling with materials to match those existing at the host site.

The works proposed to the rear fenestration allows a cohesive appearance to the property with the new replacement french door and window matching in design and appearance to the existing fenestration design, materials and colour of the elements existing at the dwelling. These will be conditioned for specifications. Following amendments the design of the proposed new door with a lower timber panel is seen to reflect the existing door style at the dwelling. The introduction of matching fenestration design, colour and timber material is supported.

The proposed new doors and windows will be double glazed. These will be conditioned for specifications and for the glazing thickness to be 4-6-4 mm with no planter bars, to be in character with fenestration designs adopted in the suburb.

The proposed alterations are considered to ensure that they would not detrimentally impact on the qualities of the locally listed building and would protect the character of this part of the Hampstead Garden Suburb Conservation Area. As conditioned, they would preserve the character and appearance of the individual property, street scene, conservation area and area of special character.

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

The Residential Design Guidance 2016 states that extensions should not be overbearing or obtrusive and should not result in harmful:

- o loss of privacy by overlooking adjoining properties
- o loss of light or overshadowing of adjoining properties
- o loss of outlook from adjoining properties
- o sense of enclosure or overbearing impact on adjoining properties
- o loss of garden, landscaping or open space, which contributes to local amenity
- o loss of parking space that is desirable to retain

It is not considered that the proposed garage conversion with associated changes to the garage door and introduction of a new window will result in a negative impact on neighbouring amenity. The proposed new side windows to the garage will be smaller in width in comparison to an existing larger window and will be contained within the flank wall of the dwelling not visible to adjoining neighbours.

The proposed infill extension is seen as a subservient addition at the dwelling and will link the main house to the habitable space following the garage conversion. Although the new side window within the proposed infill extension will be brought closer to the shared boundary to No.64 with a minimum distance of 0.60 metre and a maximum distance of 0.50 metre from the existing garden fence, this window is not considered to significantly alter the existing amenity relationship between the host site and the adjoining neighbour at No.64. The host site as existing benefits from a side window in a similar location offering the same views as the new window will.

Following the proposed infill extension, the proposed new retaining wall will be set further out than the existing wall, extending along the shared boundary to the dwelling at No.64. This is not seen to impact the existing amenity relationship between the host site and neighbour at No.64 as it will marginally relocate an existing element.

The proposed changes to the existing rear doors will have a new window and door that will offer the same views as existing at the rear windows of the dwelling and are not considered to impact the amenity enjoyed by the adjoining neighbouring occupants.

In light of the above, it is not thought that the proposed developments would harm the living conditions of neighbouring residents.

5.4 Response to Public Consultation

Not applicable

6. Equalities and Diversity Issues

The proposals do 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, the proposed development has been found to have an acceptable impact on the character of the host property and the conservation area. It has also been established that the proposal would have an acceptable impact on the amenity of both neighbouring properties. As such, this application is recommended for APPROVAL subject to conditions.

