

**ENF/00888/13/F**

**79 Gordon Road, London, N3 1ER**

Date: 30.01.2014  
Description: No Further Action

Notes: This site was revisited.

The garage was lowered and the difference in height is now considerably less significant.

From measuring from the ground level it is also debatable whether there is still a breach, if so it is not considered expedient or in the public interest to pursue the matter.

NFA

Officer

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Date: 28.11.2013  
Description: Site Inspection

Notes: Site re-inspected. The roof has been completed and further to the reduction is now considered to be acceptable.

Officer

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Date: 16.08.2013  
Description: Developer, Email to

Notes: -----Original Message-----From: Docherty, William Sent: 16 August 2013 19:15To: 'EmmersonKnight'Cc: Simon KnightSubject: RE: 79 Gordon Road

Dear Mr Emmerson,

I write further to our telephone conversation and your email.

The development is not in accordance with the approved plans of approved planning application F/00089/13.

The rear elevation plan (drawing number 004-EL-100 Rev C) shows the ground level being -1525mm (-1500mm on another plan), from your measurement supplied in your document today via email this appears to be -1750mm.

The proposed 0 (FFL) mark also appears to be wrong on the plans, the rear extension has been constructed to a height of 2850mm where the plans show this as 3150mm from 0 (FFL).

The plans show the gap between the rear extension roof and the 'garage' extension roof to be 1000mm, when measured on site this was 850mm.

The front elevation plan shows the 'garage' extension as being 2300mm

high, when measured on site this was 2730mm high.

As what has been built is different from the approved plans it is felt that either, the 'garage' extension be reduced in height (250mm or a breeze block) to match the variation in the ground levels or that a minor material amendment be sought (variation of condition 1 of F/00089/13 - plans numbers) for a variation of the approved application F/00089/13.

Should you believe that the above is not the case, please respond to this email outlining why.

If no application nor amendment to the scheme be forthcoming, the council may feel it expedient to take further enforcement action.

Please feel free to contact me should you wish to discuss matters above further.

Kind Regards

William Docherty

Planning Enforcement Officer | Environment, Planning & Regeneration

London Borough of Barnet | North London Business Park, Oakleigh Road South, London N11 1NP

Tel: 020 8359 4186

Barnet Online: [www.barnet.gov.uk](http://www.barnet.gov.uk)

??please consider the environment - do you really need to print this email?

-----Original Message-----

From: EmmersonKnight [mailto:[ie@emmersonknight.com](mailto:ie@emmersonknight.com)]

Sent: 16 August 2013 15:32

To: Docherty, William

Cc: Simon Knight

Subject: 79 Gordon Road

William,

As discussed earlier please find attached a sketch illustrating the relative heights of the proposed drawings submitted for planning and the built heights on site.

As discussed earlier the discrepancy is between the ground levels. As measured on site the garden is 225mm lower than the planning set. The garage extension is 160mm lower than the planning set and the rear extension is 300mm lower.

We believe the existing FFL should be used for setting out as this is the only fixed point. Dan Neighbour (the contractor) checked this when the discrepancy became evident with Ian Sutherland Thomas from your office and he was of the same opinion.

Please could you call back to discuss today, as you can appreciate our client is keen to resolve this issue as soon as possible.

Thanks in advance

Ian Emmerson

Officer

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Officer

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Date: 14.08.2013  
Description Developer, Telephone Call To

Notes: Left answerphone message with Mr Iain Emmerson [REDACTED] who was the architect, to speak to me. further to Mrs Grunners request.

Officer

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Date: 14.08.2013  
Description Developer, Telephone Call from

Notes: Architect called me back - is going to speak to the builder. i stated that i am more than happy to be proved wrong but it appeared to me that the garage was around 20cm (a breeze block higher than what had been approved.

Is going to call me back tomorrow. I suspect that another site visit will be in order to confirm everything.

Officer

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Date: 12.08.2013  
Description Site Inspection

Notes: Site inspection. all measurements are in file (on the back of the decision notice).

The plans on in the approved application where not to scale (we approved an application where the plans were not to the right size!!!!) and therefore will have to get all the plans reprinted before can consider whether or not everything is to plan.  
Will get validation to re-print

The builder stated that the roofs on both the garage and the rear extension are to be only 5-6mm higher than what is there currently. The building is clearly taller than the neighbouring garage.

Officer

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Date: 08.08.2013  
Description Developer, Telephone Call from

Notes: Call from Mrs Grunner, explained the situation. Seemed quite anxious about the case (worried that everything isn't in accordance with the plans). Says she previously spoke to Iain about the case and asked someone to come and check it. I stated that the council simply didn't have the resources to go and check everyone's development.

Site visit arranged for 12am Monday Aug 12th.

Wouldn't be drawn on whether it is to plan or not. I haven't seen it yet and therefore cannot comment.

Officer

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Date: 05.08.2013  
Description POE, entry initial letter lev2

Notes:  
Officer

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Date: 05.08.2013  
Description Investigation Begun

Notes: I have the hard file and have spoken to Iain about the case.

Officer Will write initial entry and see what I get back.

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Date: 31.07.2013  
Description Acknowledgment Letter (ENF)

Notes:  
Officer

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**Reference:** ENF/00888/13/F  
**Address:** 79 Gordon Road, London, N3 1ER  
**Recommended Decision:**  
**Date:** 15 October 2019  
**Officer:**