

PEBWAIN

***Concorde House
Grenville Place
London NW7 3SA***

Date Protection Officer
London Borough of Barnet
2 Bristol Avenue
Colindale
London NW9 4EW

23 October 2019

Dear Sir

**REQUEST under data protection legislation:
General Data Protection Regulation GDPR EU2016,
Article 15 'Right of access by the data subject',
and or
the Freedom of Information Act 2000/Environmental
Information Regulations 2004.**

In respect of property 154 Green Lane Edgware :-

Please provide paper copies of;

- (1) the documents and plans of all Retrospective Applications to the Council since 17 May 2018 (to date), to effect change to the "front elevation roof covering" to the property from tiles to imitation slates.
- (2) all Council Enforcement Notices appertaining to the property and works undertaken thereat since 17 May 2018 (to date).

In respect of property 152 Green Lane Edgware :-

Please provide paper copies of;

- (1) the documents and plans of all Retrospective Applications to the Council since 17 May 2018 (to date), to effect changes to the 17.05.18 Planning Permission decision Approved Front Elevation Plan HD1048/3003 REV A appertaining to the property, (those changes having been particularised and notified to the Council by letter of 8 July 2019, copy enclosed herewith).

- (2) all Council Enforcement Notices appertaining to the property and works undertaken thereat since 17 May 2018 (to date).

Please be advised that we do not have email or internet, and lack computer skills to access any website.

Yours faithfully,

PEBWAIN

A handwritten signature in black ink, consisting of a vertical line with a horizontal crossbar and a small loop at the bottom.

PEBWAIN

***Concorde House
Grenville Place
London NW7 3SA***

**For the attention of Richard Carter
Information Management Officer
Commissioning Group**

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

8 July 2019

Dear Mr Carter

Your Reference: 5059428

Thank you for your 29 May 2019 letter which was incorrectly addressed, thus causing delay to this response.

Enclosed with your letter were copies of :-

- (1) In respect of 152 Green Lane Edgware:
 - (a) London Borough of Barnet 25 February 2019 letter
 - (b) 23 March 2018 Grant of Planning Permission
Date of Decision: 17 May 2018 with accompanying Notes
 - (c) Proposed Elevations (Scale-1: 100@A3) date 05/2018
- (2) In respect of 154 Green Lane Edgware
 - (a) London Borough of Barnet 26th April 1968
Grant of Development for 2 Dormer Windows
 - (b) Plans of Proposed Boxroom in Roof Space (undated)

Your response to the 28 January 2019 Request for Data:

The Council has not produced :-

- (1) In respect of 152 Green Lane Edgware:
Any documentation and or plans that particularise changes to the 17.05.18 Planning Permission Decision Approved Front Elevation Plan HD1048/3003 REV A.
- (2) In respect of 154 Green Edgware :
Any documentation and or plans that allowed the Change to the “front elevation” roof covering to the property from tiles to imitation slates.

PLANNING ENFORCEMENT REQUEST **Regarding developments at 152 and 154 Green Lane** **Edgware Middlesex**

(1) Property situation:

The properties 152 and 154 are sited centre of a row of bungalows. As you face the properties from the road, to the right of 152 there are 4 bungalows, to the left of 154 there are 4 bungalows.

(2) Prior to recent works:

The properties 152 and 154 Green Lane Edgware are semi-detached, and before commencement of recent development under Planning Permission Decision of 17.05.18 had identical front elevations other than for the following:-

- (A) 152 Green Lane had a timber and glass structure situated in front of the front-door. This formed a narrow porch that stopped short of interfering with the window frames either side in the recess in front of the front door.
- (B) 154 Green Lane has a dormer window to the left-hand side of the property, the covering was thought to have been in accordance with the Proposed Boxroom in Roof Space (undated).
- (C) 152 and 154 Green Lane roofs were covered with red earthen tiles.

(3) Regarding the Plans submitted to obtain approval of the development at 152 Green Lane:

SEE: "Existing Plans"

- (i) HD1048/3000 Ground Floor Plan
- (ii) HD1048/3001 Front Elevation
- (iii) HD1048/3001 Side Elevation

The above plans are incorrectly drawn.

The "Porch" introduced into the drawings did not exist.

- (a) The Ordinance Survey Map and Block Plan provide no evidence of any "Porch" extension beyond the building line.
- (b) SEE: "Proposed Plans" HD1048/3002 rev A
The "Flat Roof Plan" confirms the set back position of the original front door
- (c) Further evidence is to be found on the 154 Green Lane 'Proposed Boxroom In Roof Space' drawing:-
 - (i) Front Elevation Plan shows that the 'front-door' is set back under the roof line
 - (ii) SEE "Proposed Plans" –
HD1048/3002 rev A "Flat Roof Plan" confirms the set back position of the original front door
 - (iii) The 'Green Lane' site plan demonstrates that 152 Green Lane had no protrusion beyond the building line.

As stated at (2) (A) above, the timber and glass construction formed a "porch" within the main structure of the original building. It did not interfere with the curved window returns either side of the front door.

(4) Regarding the developments at 152 Green Lane:

SEE "Proposed Plans" HD1048/3002 rev A – "Loft Plan"

- (i) Front Dormer not constructed.
- (ii) 'Second 'Roof Light' constructed.

(5) Destruction of 152 Green Lane front elevation character features:

(a) See: (2) above – “Prior recent works”:- preamble paragraph

(b)(i) Existing Plans – HD1048/3000 Ground Floor Plan

(ii) Existing Elevations - HD1048/3001 Front Elevation
blatantly misrepresent the character of the property prior to development.

The unique features of the property have been destroyed:

(1) The small paned curved 2 front windows either side and leading towards the recessed front-door, have been replaced with straight glazed windows, with the curved building architectural features having been eradicated.

(2) The ‘character’ entrance to the front-door no longer exists.

(6) Development of a Porch at 152 Green Lane:

SEE: (3) above regarding the Plans submitted to the Council.

This structure appears to arise out of a deception by way of those Plans submitted not reflecting the actual existing structure that has since been destroyed by the development.

The structure is not subordinate to the original bungalow and is a grossly dominant feature. It is devoid of any architectural character of it’s own, nor adds to the original style of the bungalow, and is grossly obtrusive and out of context with the original style of the bungalow.

None of the bungalows in the immediate vicinity, adjacent or otherwise, have any such obtrusive structure in their front gardens. The structure clearly diminishes the otherwise attractive street scene, as it clearly extends well outside the building line of the other 9 bungalows.

The structure does not respect the character appearance of the local area, is not consistent with the architectural character of neighbouring properties, accordingly harms the appearance of the subject property and the character of the surrounding area.

(7) Development of Roofs at 152 and 154 Green Lane:

The original roofing of both properties was red earthen tiles. The development changed both roofs to imitation slates, notwithstanding the Proposal Plans HB1048/3002 rev A states, “*All new tiles to main roof of the extension to have matching material in compliance with existing site constraints*”. This stipulation has been wilfully ignored. None of the other 8 bungalows in the grouping, or other properties in

the vicinity feature imitation slate roofs. In fact all of the other 8 bungalows have tiled roofs.

(8) The original architectural features of 152 Green Lane:

The development has destroyed the 2 original front windows to the property, that incorporated curved glazed returns running towards the recessed front door set back under the roof line.

The extent of the destruction of these architectural features can be evaluated by reference to the front elevation of 154 Green Lane.

Whilst it is appreciated that you will need time to investigate this matter, please would you acknowledge this letter, incorporating a Planning Enforcement Request, within 10 days from the above date.

Yours sincerely,

PEBWAIN