

Planning and Building Control
2 Bristol Avenue, Colindale, London, NW9 4EW
Contact Number: 0208 359 3026

Mr BERRY NATALEGAWA
43 Limesdale Gardens
Edgware
HA8 5HZ

Application Number: **20/1220/PNH**
Registered Date: 4 March 2020

TOWN AND COUNTRY PLANNING ACT 1990

TOWN & COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015 AS AMENDED PRIOR APPROVAL NOTIFICATION FOR HOUSEHOLDER EXTENSION

TAKE NOTICE that the Barnet London Borough Council, in exercise of its powers as Local Planning Authority under the above Act, hereby certifies that, unless any factor has changed since the application date, **PRIOR APPROVAL IS REQUIRED** for the proposed development and is **REFUSED** for the reason(s) set out below:

Single storey rear extension with a proposed depth of 8 metres from original rear wall, eaves height of 2.4 metres and maximum height of 3.7 metres.

At: 9 Beech Walk, London, NW7 3PJ,

as referred to in your application and shown on the accompanying plan(s):

- 1 The proposed single storey rear extension by reason of its size, siting and rearward projection will have an adverse impact on the visual and residential amenities of the neighbouring occupiers at Nos 7 and 11 Beech Walk, including a harmful sense of enclosure, loss of light and outlook to the detriment of the amenities of the occupants of that neighbouring property, contrary to policies CS1 and CS5 of the Barnet Core Strategy 2012, policy DM01 of the Development Management Policies DPD 2012 and the Barnet Residential Design Guidance SPD 2016.
- 2 Prior Approval is hereby required and refused for the proposal under section A.4(3) of the Town and Country Planning (General Permitted Development) Order 2015. This is because the development does not comply with the requirements of sections A.1(j) of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015, as the enlarged part of the dwellinghouse would extend beyond a wall featuring a side elevation.

INFORMATIVE(S):

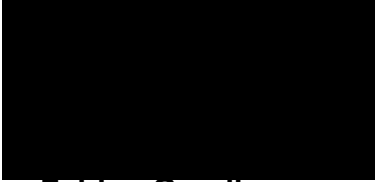
- 1 The application comprises of the following plans;

Site Location Plan
9BEECHWLK/REAR EXTN/1
9BEECHWLK/REAR EXTN/2
9BEECHWLK/REAR EXTN/3

9BEECHWLK/REAR EXTN/4

Date of Decision: 15 April 2020

Signed:



Fabien Gaudin
Service Director – Planning and Building Control

APPEAL GUIDANCE:

Should you (an applicant or agent) feel aggrieved by the decision of the Council to either refuse permission or to grant permission subject to conditions, you can appeal to the Secretary of State for the Department of Communities and Local Government under Sections 78 and 195 of the Town and Country Planning Act 1990 / Sections 20 and 21 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Any such appeal must be made within the relevant timescale for the application types noted below, beginning with the date of the decision notice (unless an extended period has been agreed in writing with the Council):

- Six months: Full (excluding householder and minor commercial applications), listed building (including Certificate of Lawfulness in relation to a listed building), Section 73 'variation/removal', Section 73 'minor material amendment', extension of time and prior approval applications.
- 12 weeks: Householder planning, householder prior approval and minor commercial applications.
- 8 weeks: Advertisement consent applications
- No timescale: Certificate of lawful development (existing/proposed) applications.

Where an enforcement notice has been issued, the appeal period may be significantly reduced, subject to the following criteria:

- Where the development proposed by your application is the same or substantially the same as development that is the subject of an enforcement notice served within the last two years you must appeal within 28 days of the date of the application decision
- Where an enforcement notice is served on or after the decision date on your application relating to the same or substantially the same land and development as in your application and if you want to appeal against the Council's decision you are advised to appeal against the Enforcement Notice and to do so before the Effective date stated on the Enforcement Notice.

Appeals must be made using the prescribed form(s) of The Planning Inspectorate (PINS) obtained from www.planning-inspectorate.gov.uk or by contacting 03034445000. A copy of any appeal should be sent both to PINS and the Council.

The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are exceptional special circumstances. The Secretary of State can refuse to consider an appeal if the Council could not have granted planning permission for the proposed development or could not have granted without the conditions it imposed, having regard to the statutory requirements and provision of the Development Order and to any direction given under the Order. In practice it is uncommon for the Secretary of State to refuse to consider appeals solely because the Council based its decision on a direction given by the Secretary of State.