

Development Management & Building Control Service
Barnet House, 1255 High Road, Whetstone, N20 0EJ
Contact Number: 0208 359 2354

Mr Sohail Chohan
Sterling Partners
179 Pinner Rd
Bushey
Watford
WD19 4EP

Application Number: **18/3899/HSE**
Registered Date: 5 July 2018

TOWN AND COUNTRY PLANNING ACT 1990

GRANT OF PLANNING PERMISSION

TAKE NOTICE that the Barnet London Borough Council, in exercise of its powers as Local Planning Authority under the above Act, hereby:

GRANTS PLANNING PERMISSION for:

Part two storey rear extension following the demolition of existing single storey rear extension

At: 50 Galsworthy Road, London, NW2 2SH,

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

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: 2018-Galsworthy-P-DSR-01; 2018-Galsworthy-P-DSR-02; 2018-Galsworthy-P-DSR-03; 2018-Galsworthy-P-DSR-04; Site Plan

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 Notwithstanding the provisions of any development order made under Section 59 of the Town and Country Planning Act 1990 (or any Order revoking and re-enacting that Order) no windows or doors, other than those expressly authorised by this permission, shall be placed at any time in the side elevations, of the extension(s) hereby approved, facing no 48 and 52.

Reason: To safeguard the privacy and amenities of occupiers of adjoining residential properties in accordance with policy DM01 of the Development Management Policies DPD (adopted September 2012).

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.

Date of Decision: 29 August 2018

Signed:



Fabien Gaudin
Service Director – Planning and Building Control

NOTE(S):

1. Your attention is drawn to the attached Schedule which sets out the rights of an applicant who is aggrieved by a decision of the Local Planning Authority.

2. This Notice relates solely to a planning decision and does not purport to convey any approval or consent which may be required under the Building Regulations or any other statutory purpose.

For more information about making a Building Regulations application, please contact the Barnet Council Building Control team by email (building.control@barnet.gov.uk), telephone (0208 359 4500), or see our website at www.barnet.gov.uk/building-control

3. For information on Construction Site Guidelines for Householders and Developers, please visit <https://www.barnet.gov.uk/citizen-home/environmental-health/pollution/construction-information.html>

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 – 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.

PURCHASE NOTICES:

If either the Local Planning Authority or the First Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he/she can neither put the land to a reasonably beneficial use in its existing state nor can he/she render that land capable of a reasonable beneficial use by carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a Purchase Notice on the District Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

LOCATION: 50 Galsworthy Road, London, NW2 2SH,

PROPOSAL: Part two storey rear extension following the demolition of existing single storey rear extension

KEY DATES	
Statutory Expiry:	30th August 2018
Recommendation:	29th August 2018
Ex. of time (if applicable):	
Site Visit (if applicable):	9th August 2018

Case Officer:	Deniss Nikandrovs
Area Team:	Finchley and Golders Green Area Team
Applicant:	Mr & Mrs Kabir
Ward:	Childs Hill
CIL Liable?	

OFFICER'S ASSESSMENT

1. Site Description

The application site is located at 50 Galsworthy Road, consisting of a two storey terraced dwellinghouse with front and rear amenity space. The area surrounding the proposed site consists of similar terraced dwellinghouses with the area being primarily residential. The site is located within the Childs Hill ward. The site is not within a conservation area, nor is it a listed building.

2. Site History

Reference: 18/1920/192

Address: 50 Galsworthy Road, London, NW2 2SH

Decision: Lawful

Decision Date: 2 May 2018

Description: Roof extension including rear dormer window with juliette balcony and 3no rooflights to front roofslope

Reference: 18/2006/PNH

Address: 50 Galsworthy Road, London, NW2 2SH

Decision: Prior Approval Not Required

Decision Date: 1 May 2018

Description: Single storey rear extension with a proposed depth of 6 metres from original rear wall, eaves height of 2.7 metres and maximum height of 3 metres

Reference: 18/2947/192

Address: 50 Galsworthy Road, London, NW2 2SH

Decision: Lawful

Decision Date: 7 June 2018

Description: Single storey rear extension following the demolition of an existing rear extension

3. Proposal

The application seeks approval for a part two storey rear extension following the demolition of the existing single storey rear extension.

The application seeks approval for a two storey rear extension with a maximum depth of 3 metres beyond the original rear wall following the demolition of the existing single storey rear extension. The ground floor extension is 3 metres in depth across the width of the house, the extension over the first floor partially extends 2 metres in depth beyond the rear wall with the majority extending to 3 metres. The ground floor element of the extension is to have a height of 3 metres with the eaves of the first floor element matching that of the existing dwellinghouse. The roof is hipped and the ridge of the extension sits 0.7 metres below that of the original roof. The proposed extension will use materials and have a hipped, tiled roof for the first floor similar to that of the existing dwellinghouse.

4. Public Consultation

Consultation letters were sent to 8 neighbouring properties.

1 responses has been received, comprising of 1 letter of objection.

The objections received can be summarised as follows:

- Will Block upstairs light
- Permission required from Camden Council.

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 amended on 24th July 2018. 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 2016

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 London Plan is currently under review. Whilst capable of being a material consideration, at this early stage very limited weight should be attached to the Draft London Plan. Although this weight will increase as the Draft London Plan progresses to examination stage and beyond, applications should continue to be determined in accordance with the adopted London 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.

The Council's approach to extensions as set out in Policy DM01 is to minimise their impact on the local environment and to ensure that occupiers of new developments as well as neighbouring occupiers enjoy a high standard of amenity. Policy DM01 states that all development should represent high quality design and should be designed to allow for adequate daylight, sunlight, privacy and outlook for adjoining occupiers. 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 scale of the proposed development is relative to that of the existing dwellinghouse, being in line with the residential design guidance and subordinate to that of the original property. The extension is mostly situated within the footprint of the existing extension and is in line with the current pattern of development. The depth of the extension is 3 meters from the rear wall which is in line with the depth permitted in the residential design guidance for a terraced dwellinghouse. The ground floor element has a height of 3 metres with the first floor having eaves that meet that of the existing dwellinghouse. The ridge of the roof sits 0.7 metres below that of the original ridge which is considered to be acceptable and would not cause harm to the character of the local area. The proposed development is set to use materials similar to that of the existing dwellinghouse and would not therefore be out of character with the existing dwellinghouse or the locality. The proposed development would not detrimentally impact the amenity space to the rear of the property. The extension cannot be seen from the street. The proposed extension would therefore not have a detrimental impact on the character of the surrounding area.

A similar extension has been built for a neighbouring property at 46 Galsworthy Road 2 plots from the host site. The extension came under application no F/01980/10 and was for a two storey rear extension. The extension had similar dimensions to that of the host site as well as using similar materials. The neighbouring extension was approved subject to conditions on 3 August 2010 with the proposal noted to be preserving the character of the surrounding area and it would not have a detrimental impact on neighbouring residents.

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

The extension is not considered to be overbearing to either neighbouring property and would not encompass them or cause a tunnelling effect. There is a stairwell window 0.5 metres from the edge of the 2 metre first floor element adjacent to no 52 which will be affected by some loss of light. However, due to the window being for a stairwell landing, it is not a principle window therefore the loss of light would not be detrimental to the living conditions of neighbouring residents. The closest habitable room window is located 2 metres from the property boundary and will not suffer from a significant loss of light. The proposed extension is not considered to cause detrimental loss of light to no 48. There is to be some overlooking into the gardens of neighbouring properties, however this would not cause any additional harm or loss of privacy to neighbouring residents. Overall, it is not considered that the extension would cause significant harm to neighbouring properties.

5.4 Response to Public Consultation

The potential loss of light has been reviewed in the assessment of proposals and is not considered to cause significant harm to the neighbouring residents and no permission is required from Camden Council.

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 subject to compliance with the attached conditions, the proposed development would 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 approval.

OFFICER'S RECOMMENDATION / PREVIEW OF DECISION

Approve subject to conditions

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Informative(s):

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**Signature of Officer
with Delegated
Authority**

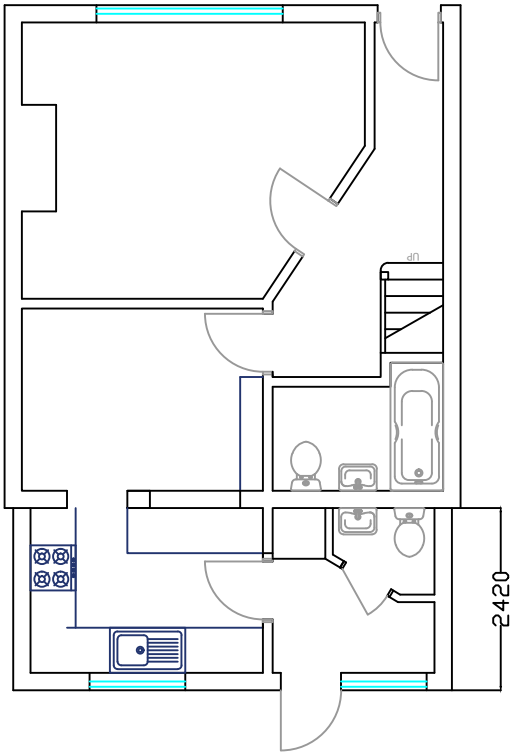
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Dave Prince, Principal Planning Officer (Deputy Planning Manager)

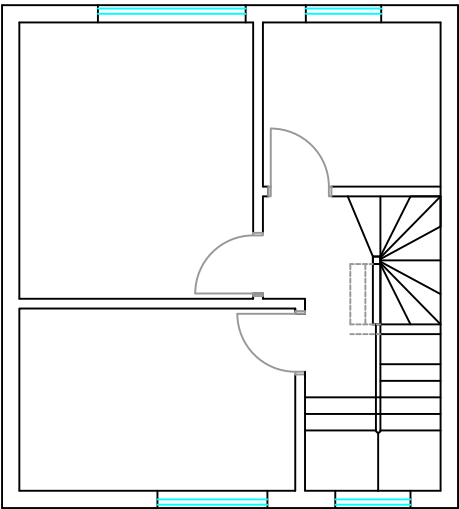
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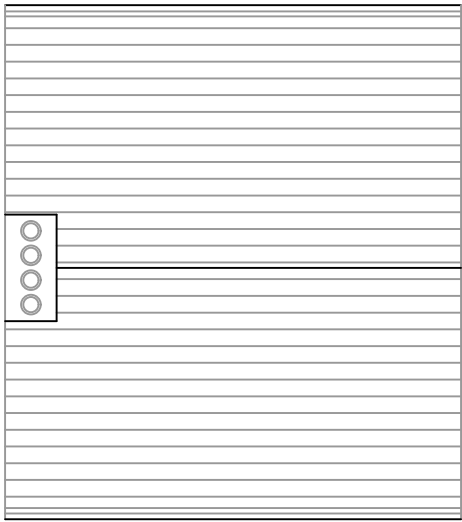
Map area bounded by: 524259,185805 524401,185947. Produced on 24 March 2018 from the OS National Geographic Database. Reproduction in whole or part is prohibited without the prior permission of Ordnance Survey. © Crown copyright 2018. Supplied by UKPlanningMaps.com a licensed OS partner (100054135). Unique plan reference: p2buk/233535/318975



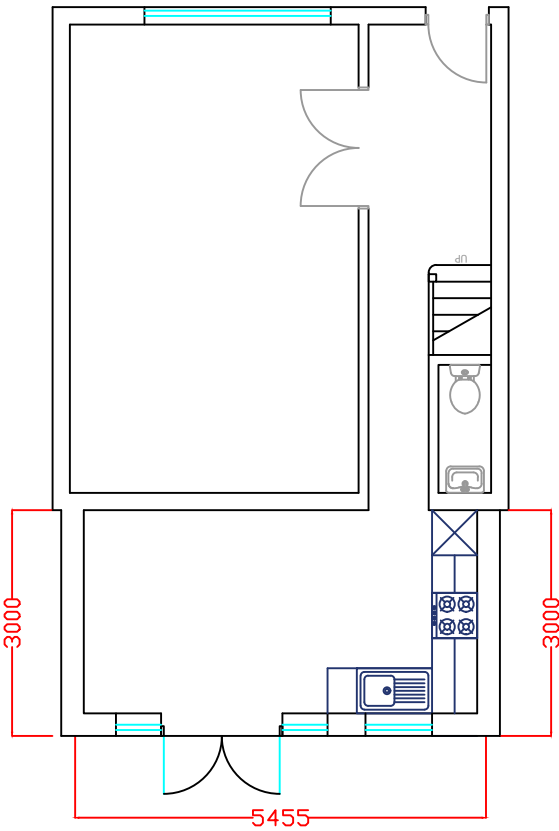
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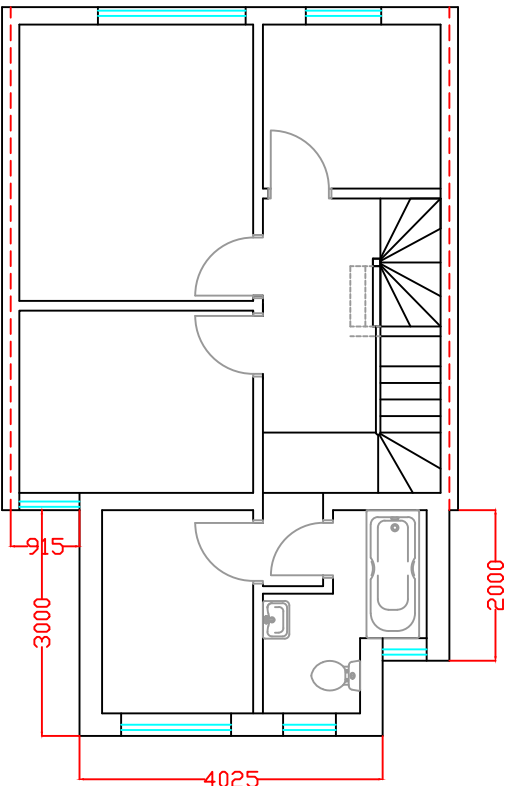
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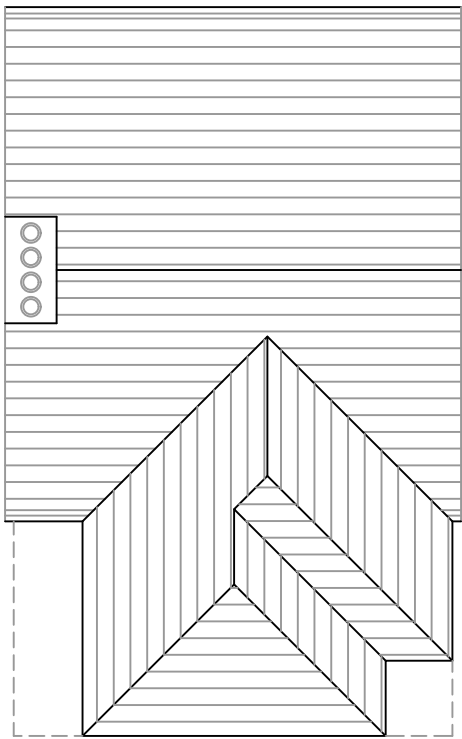
EXISTING ROOF PLAN



PROPOSED G/F



PROPOSED F/F



PROPOSED ROOF PLAN

NOTES:

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These drawings must be read together with the specifications, details, structural designs and calcs issued or referred to.

All works to be carried out to Local Authority Planning and Building Regulation Approval, the Codes of Practice and British Standards as necessary.

All dimensions, levels, sizes, positions and locations of particulars as noted on the drawings are to be verified by the appointed Contractor on site prior to commencement of works. Any discrepancies must be reported to the Architect, Surveyor, Engineer or person responsible immediately.

The contractor is responsible for ensuring compliance with the CDM Regulations and the mandatory H&S on site precautions.

The Client/Building Owner must obtain the necessary Party Wall Agreements prior to commencing works on site.

Sterling Partners

ARCHITECTS : ENGINEERS : PROJECT MANAGEMENT

179 Pinner Road, Bushey, WD19 4EP
Office: 01923 447738 Mobile: 07919 213127
email: sc@sterlingpartners.uk.com
www.sterlingpartners.uk.com

PROJECT:
DOUBLE STOREY REAR EXTENSION

CLIENT:
Mr & Mrs Kabir

SITE:
50 Galsworthy Road
London
NW2 2SH

DETAIL:
EXISTING & PROPOSED LAYOUTS

DRAWING No:
2018-Galsworthy-P-DSR-03

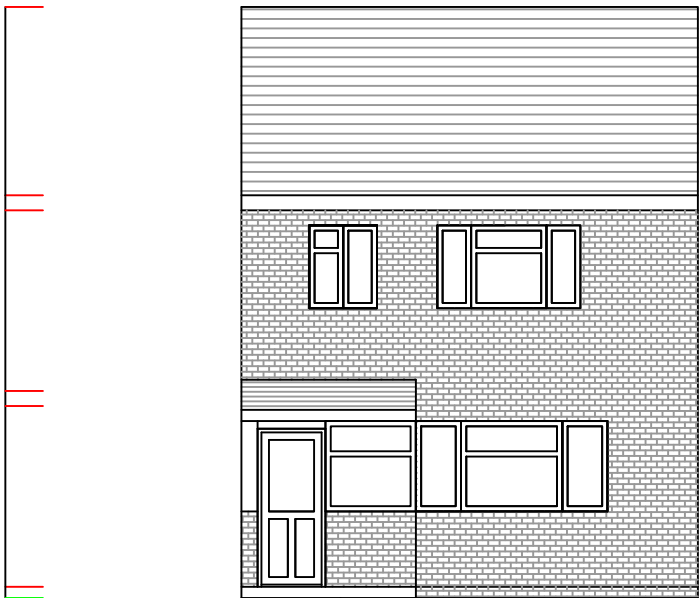
DATE:
21st June 2018

REV:

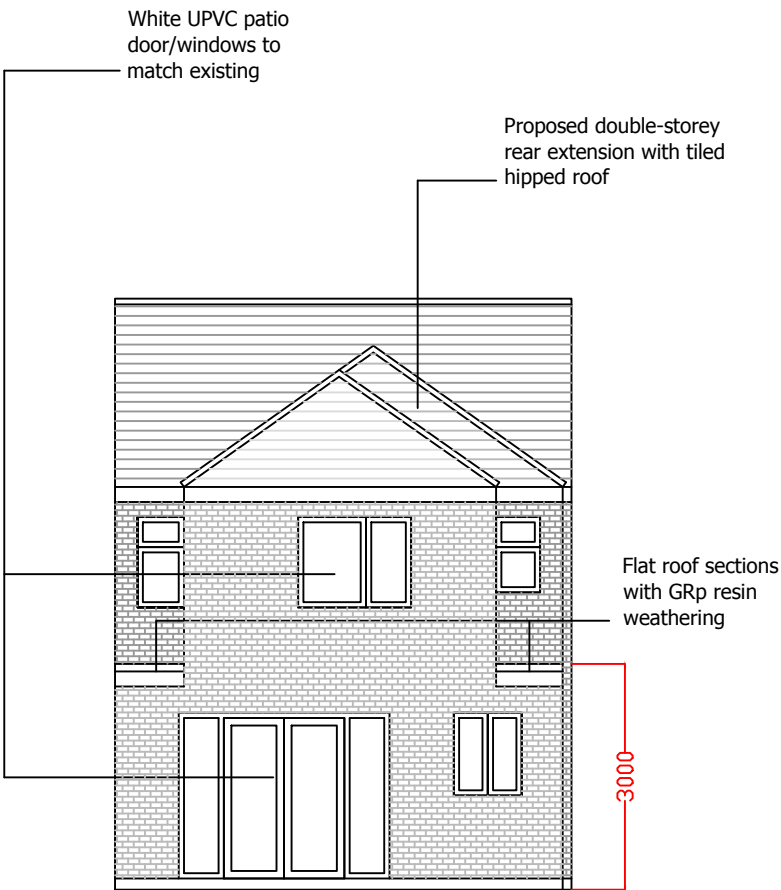
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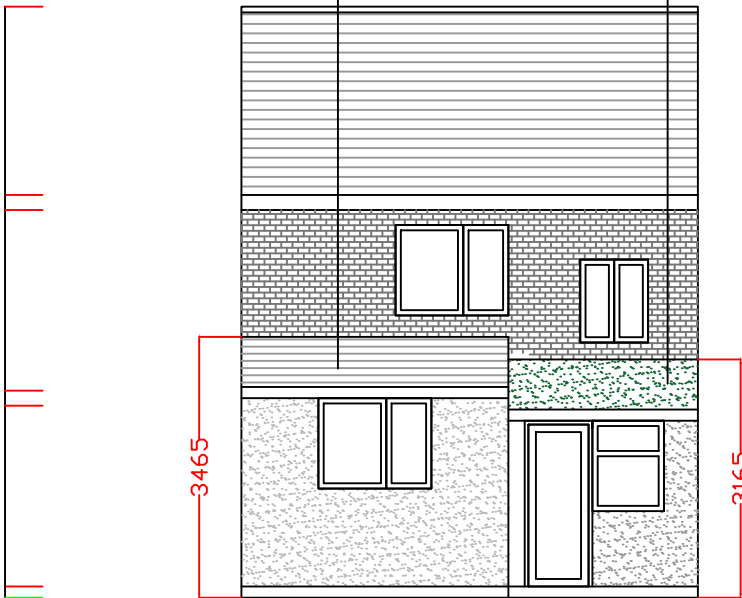
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EXISTING AND PROPOSED
FRONT ELEVATION



PROPOSED REAR ELEVATION



EXISTING REAR ELEVATION

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email: sc@sterlingpartners.uk.com

www.sterlingpartners.uk.com

PROJECT:

DOUBLE STOREY REAR EXTENSION

CLIENT:

Mr & Mrs Kabir

SITE:

50 Galsworthy Road
London
NW2 2SH

DETAIL:

EXISTING AND PROPOSED FRONT
AND REAR ELEVATIONS

DRAWING No:

2018-Galsworthy-P-DSR-01

DATE:

21st June 2018

REV:

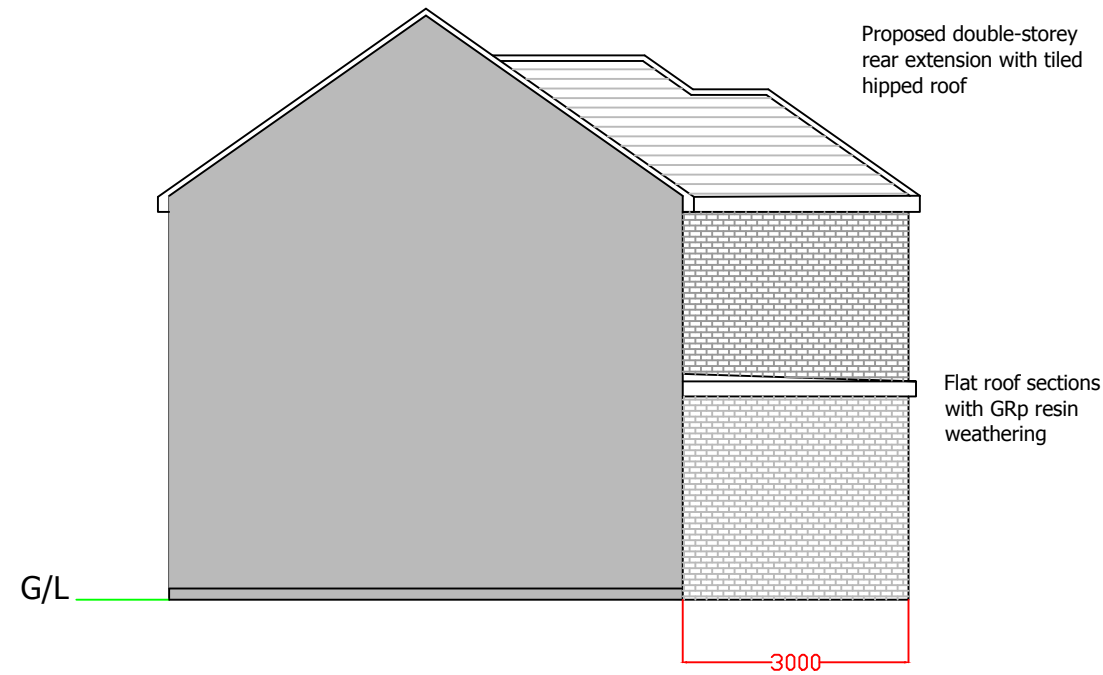
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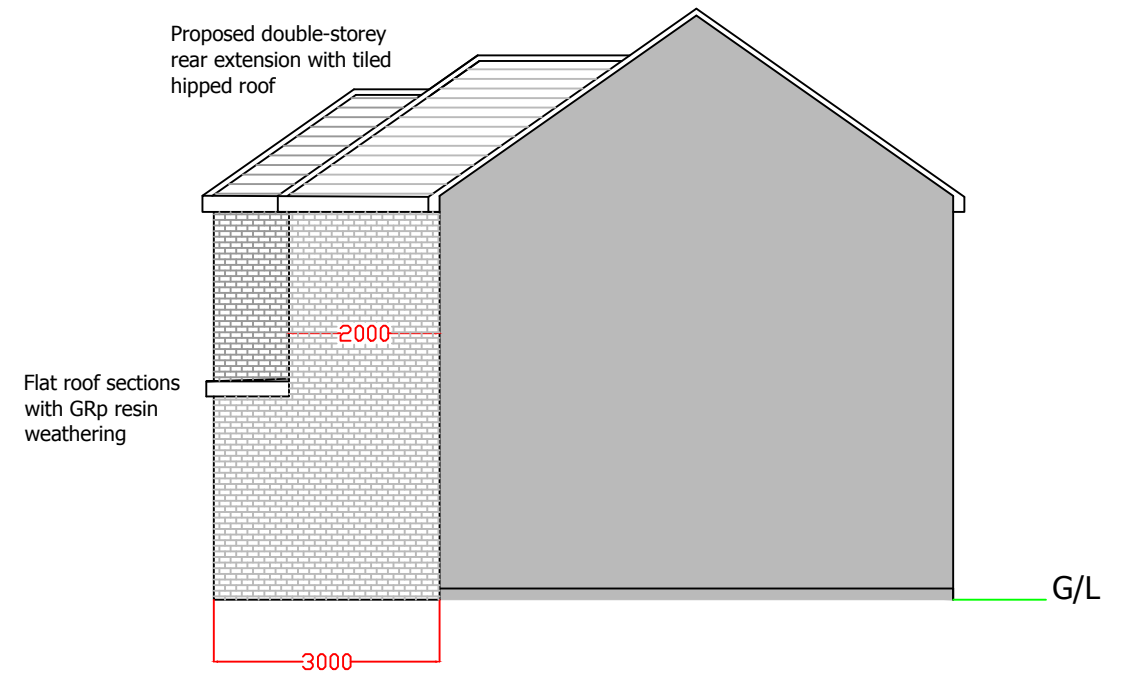
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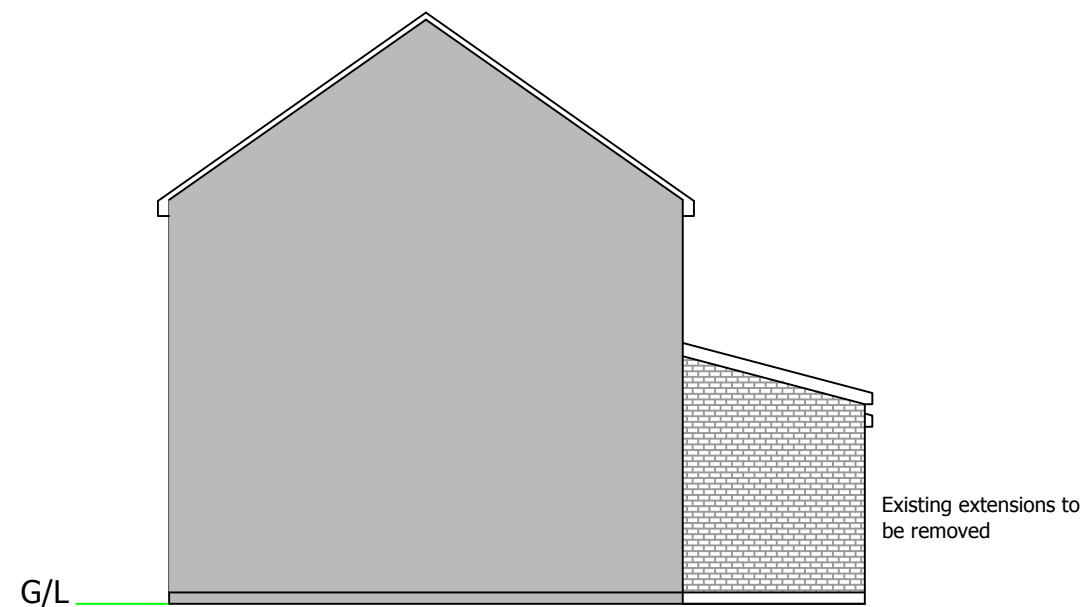
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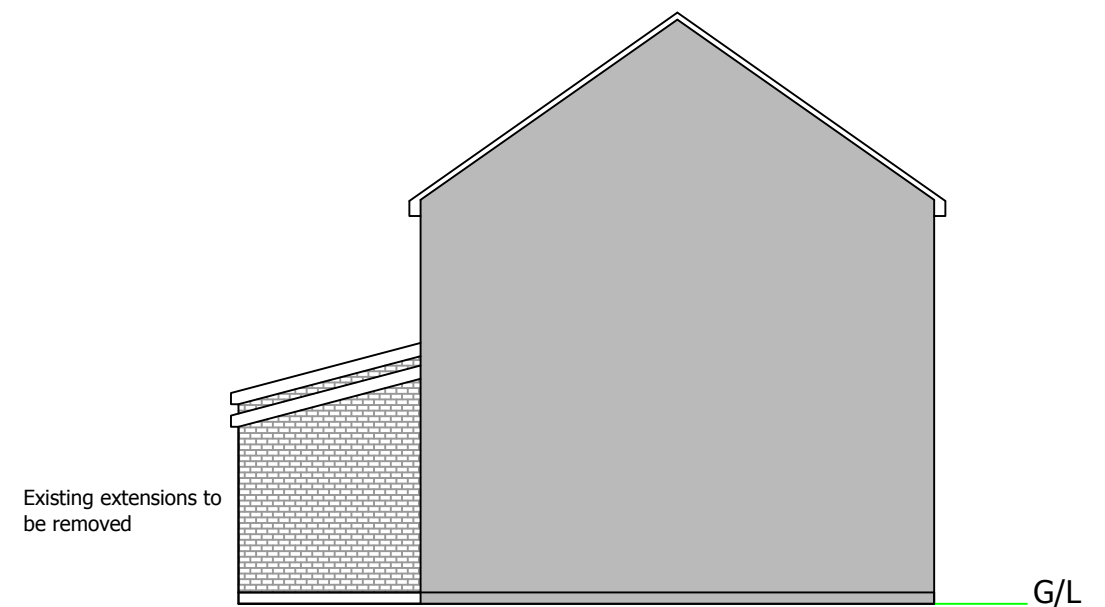
PROPOSED RIGHT ELEVATION



PROPOSED LEFT ELEVATION



EXISTING RIGHT ELEVATION



EXISTING LEFT ELEVATION



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PROJECT:

DOUBLE STOREY REAR EXTENSION

CLIENT:

Mr & Mrs Kabir

SITE:

50 Galsworthy Road
London
NW2 2SH

DETAIL:

EXISTING AND PROPOSED SIDE ELEVATIONS

DRAWING NO:

2018-Galsworthy-P-DSR-02

DATE:

21st June 2018

REV:

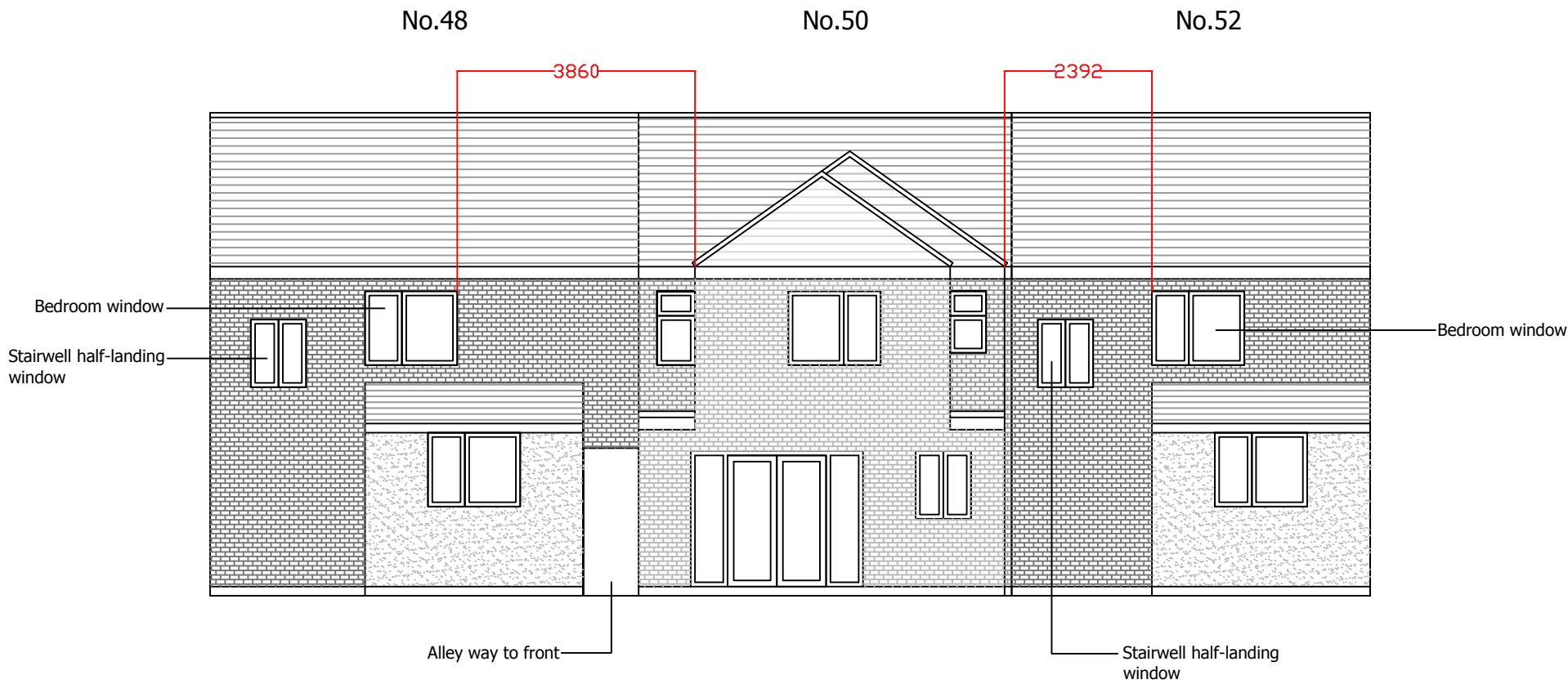
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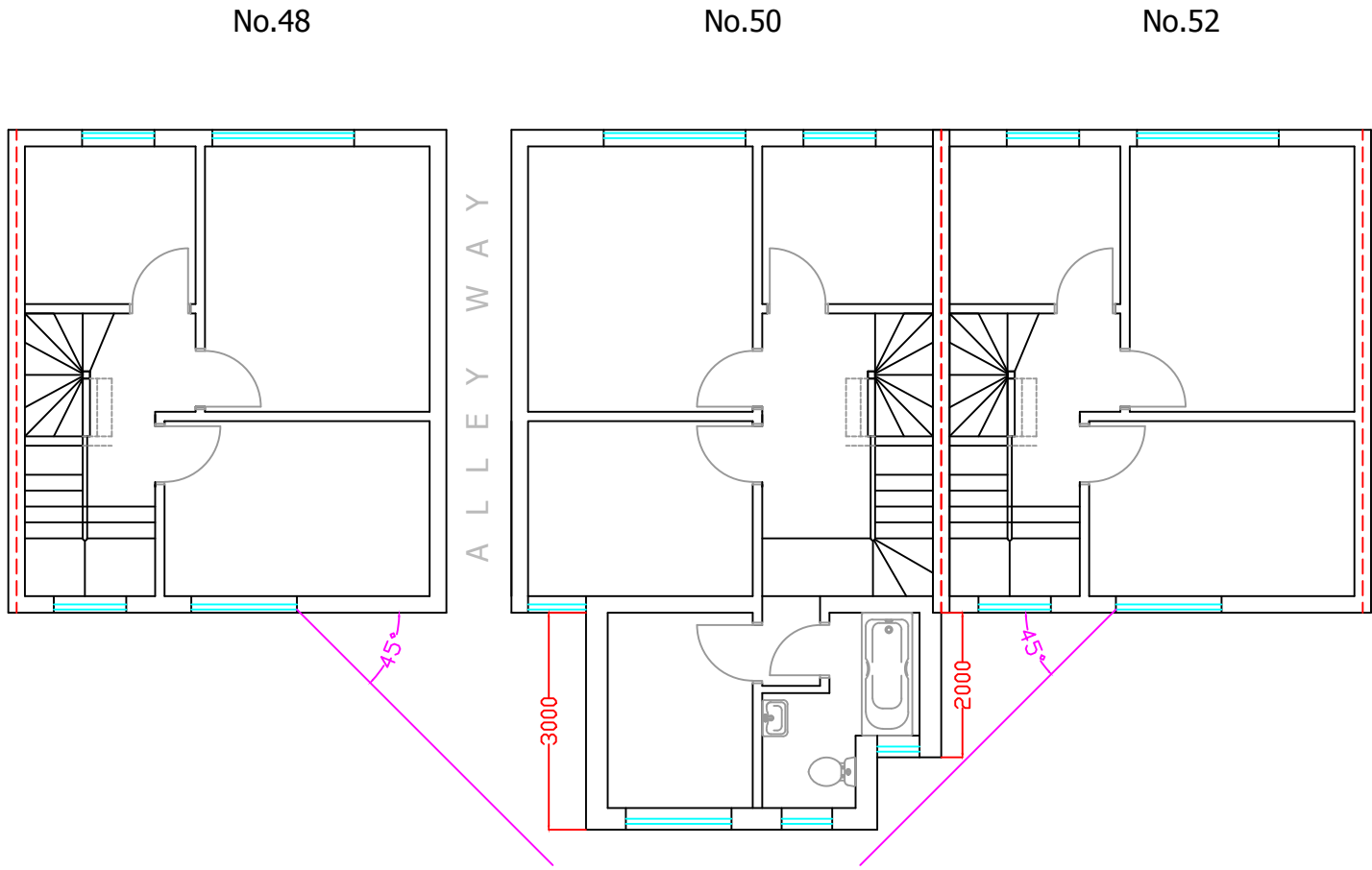
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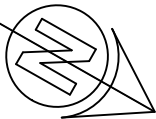
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PROPOSED REAR ELEVATION



PROPOSED FIRST FLOOR LAYOUTS OF ADJACENT PROPERTY



NOTES:

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PROJECT:

DOUBLE STOREY REAR EXTENSION

CLIENT:

Mr & Mrs Kabir

SITE:

50 Galsworthy Road
London
NW2 2SH

DETAIL:

LINE OF SIGHT AND ORIENTATION ANALYSIS

DRAWING No:

2018-Galsworthy-P-DSR-04

DATE:

21st June 2018

REV:

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