

22 Rankin Close, London, NW9 6SR


Pre-application report

Reference 20/0204/QCK

London Borough of Barnet



Reference:	20/0204/QCK
Location:	22 Rankin Close, London, NW9 6SR
Proposal:	Larger Side Extension with new small parking

Case Officer:	Jade Gillespie
Date of recommendation:	11.06.2020
Manager with Delegated Authority:	Karina Conway Planning Manager 

Disclaimer

Whilst this advice is offered in good faith and to best of ability it neither conveys planning permission nor binds the Local Planning Authority to the grant of permission, which will be subject to public consultation and ultimately decided by a relevant Council Committee.

However, the advice note will be considered by the Council as a material consideration in the determination of the future planning related applications, subject to the proviso that circumstances and information may change or come to light that could alter the position.

It should also be noted that little or no weight would be given to the content of the schemes, which are submitted more than 3 years after the date of this advice.

FOLLOW UP ADVICE

If you require further advice, The Local Planning Authority can offer follow up advice to clarify or expand upon the issues raised above, prior to the submission of a formal application. If you wish to do this it is suggested that you provide additional information in support of the proposals addressing any issues outlined above. Officers can review an amended scheme and this would be charged at the hourly rate of £294.00 (including VAT). If you require a meeting the attendance of a Planning Manager (£367.20 per hour, including VAT) or Service Director (£441.00 per hour, including VAT) then this can also be arranged in addition.

Please note that if any new scheme is of a significantly different nature to the one referred to in this advice, then a new pre-application request will need to be made rather being dealt with in the above manner.

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1.0 SITE DESCRIPTION

- 1.1 The host site is located on the north-western side of Rankin Close, consisting of a two-storey terraced property. The surrounding area is primarily residential, with the immediate vicinity consisting of similar terraced dwellings and larger semi-detached properties. The wider area has been subject to large scale redevelopment resulting in the creation of a variety of uses, particularly around Colindale Station 10 minutes away.
- 1.2 The host site is not in a conservation area and there are no listed buildings on or adjacent to the host site.

2.0 RELEVANT PLANNING HISTORY

2.1 Reference 17/1714/FUL

Address: Land Side Of 22 Rankin Close London NW9 6SR

Decision: Refused

Decision Date: 16.05.2017

Description: Erection of a two-storey dwelling. Associated parking, refuse and recycling, cycle store

2.2 Reference 17/4034/FUL

Address: Land Side Of 22 Rankin Close London NW9 6SR

Decision: Refused

Decision Date: 28.09.2017

Description: Erection of a two storey end of terrace dwelling. Associated parking, refuse and recycling, cycle store

2.3 Reference 18/2050/HSE

Address: 22 Rankin Close London NW9 6SR

Decision: Approved Subject to Conditions

Decision Date: 29.05.2018

Description: Installation of scooter store. Installation of access ramps and associated handrails to main house

3.0 SUBMISSION MATERIAL

- 3.1 The applicant submitted the following plans/documents:

- Site Location Plan;
- Design and Access Statement;
- Proposed Plans and Elevations;
- Photos of Existing Property and Proposal.

4.0 PLANNING CONSTRAINTS

4.1 There are no known planning constraints on the host site.

5.0 POLICY CONTEXT

5.1 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 on 19th February 2019. This is a key part of the Governments reforms to make the planning system less complex and more accessible, and to promote sustainable growth.

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The NPPF states that 'good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.... being clear about design expectations, and how these will be tested, is essential for achieving this'. 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.

5.2 The Mayor's London Plan 2016

The relevant planning policies are: Policies 3.14; 7.4.

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

5.3 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.

[Barnet's Local Plan \(Reg 18\) 2020](#)

Barnet's Local Plan -Reg 18 Preferred Approach was approved for consultation on 6th January 2020. The Reg 18 document sets out the Council's preferred policy approach together with draft development proposals for 67 sites. It is Barnet's emerging Local Plan.

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 emerging policies and draft site proposals.

5.4 Supplementary Planning Documents

Residential Design Guidance (2016)

Sustainable Design and Construction (2016)

(Note that details of all local policies listed above are available at www.barnet.gov.uk)

6.0 COMMENTS ON THE PROPOSAL

Key dates

6.1 N/A

Details on the Proposed Development

- 6.2 The applicant proposes the erection of a larger side extension with new small parking.
- 6.3 The proposed side extension would cover two-storeys having a depth of 5.9 metres, a width of 4.2 metres and an eaves height of 4.8 metres with a maximum height of 7.1 metres to the ridge of the hipped roof.

Impact on the Character of the Area

- 6.4 All proposed developments should be based on an understanding of the local characteristics, preserving or enhancing the local character and respecting the appearance, scale, mass and height of the surrounding buildings, spaces and streets in accordance with DM01 of the Development Management Policies DPD (2012).
- 6.5 There are no similar extensions in the surrounding area, therefore, the proposed scheme must be considered on its own merits. Whilst the proposed development would be situated on a considerably large plot for the given property, the proposed addition is not considered to respect the character of the existing dwellinghouse on the host site with the proposed extension adding a considerable bulk and being incongruous in scale and nature. Whilst the proposed extension is set back 1 metre from the main

principle elevation, set in over a metre from the side boundary and the ridge over the extension is set down 0.5 metres from the ridge of the main property, the width of proposed side extension is considerably more than half the width of the existing property, almost matching the full width at 4.8 metres. Extensions and additions to an existing dwellinghouse should be subordinate, preserving or enhancing the character of the host site in accordance with DM01 of the Development Management Policies DPD (2012). The scale of the proposed extension, particularly the width is not considered acceptable and would dominate the property to which it is proposed to adjoin, although set in, down and back from various elevations and boundaries in an effort to mitigate the effect of the width on the street scene and host site to appear more subordinate, this is not sufficient to mitigate the overall bulk and massing of the extension. Officers would request that the width of the side extension be reduced to be less than half the width of the existing dwellinghouse. The proposed materials would be similar to those used on the existing property, and the fenestration used, matches the existing design, spacing and ratio of the existing fenestration on the main property. It is also noted that the roof is similar to that of the host dwelling following the pitch of the existing property, whilst the existing roof is not hipped (being dual pitched with a gable end) it does not harm the surrounding character, and like the setbacks tries to mitigate scale; that being said, this would still not mitigate the scale of the extension.

- 6.6 The scheme also proposes the implementation of a parking space within the front amenity area. Such a development would not be characteristic of the surrounding area as most parking on Rankin Close is on-street with designated parking areas or within garages close by. The front amenity space is generally planted and used as a buffer between the public street and private residential property, often planted with greenery and various shrubbery. Hardstanding would not be characteristic of the host site and surrounding area.
- 6.7 Although there are no TPOS on site, from aerial photographs, there appears to be mature trees which will be affected by the proposed development. Policy DM01 advocates that wildlife habitats such as mature trees should be protected where possible, and a tree survey should be submitted with a full application for this scheme. Where the removal of trees can be justified, appropriate replacements should consider both habitat creation and provide the appropriate amenity value.

Impact on Amenity of neighbouring occupiers

- 6.8 The proposed development is not considered to result in any harmful impact to the neighbouring amenities. Whilst the size is rather incongruous when compared to the existing host property, the proposed development would not result in any significant loss of light or outlook due to the northern boundary (where the development is to be situated) being adjacent to Colindale Park. The extension would also result in no loss of privacy, as there will be no overlooking onto neighbouring properties with there being sufficient distance between the new habitable windows on the extension and those of the neighbouring properties. Therefore, no adjacent or close neighbouring properties will be affected by the scheme with regard to impact on their amenities.

Highways

- 6.9 The proposed parking space is considered uncharacteristic of the surrounding area as mentioned above. Officers however also question how its use would be possible given the existing parking spaces to the front of properties nos. 20 and 21 Rankin Close, and the possible need for a crossover.
- 6.10 It is recommended that the applicant may wish to discuss the parking provision with Highways colleagues as part of a separate pre-application (subject to Highways fees; for more information please contact highways.consultations@barnet.gov.uk)

7.0 RECOMMENDATION

- 7.1 Officers would not support the proposed scheme given its impact on the character of the host site and the surrounding area, The width of the extension is considerably more than half the width of the property almost matching the width of the existing property, resulting in an overbearing and incongruous addition to the host property. Whilst the extension has taken into account the existing design and materials and set the extension back/down/in appropriately, this does not mitigate the scale sufficiently and therefore officers cannot recommend approval until the width of the proposed scheme is reduced to half the width of the existing property.
- 7.2 The proposed parking space is not considered to preserve or enhance the character of the host site or the surrounding area, officers also have concerns regarding how such a feature would affect the existing parking in the area.

8.0 INFORMATIVE

Information required to be submitted as part of a formal planning application

- 8.1 The local and national validation requirements can be viewed online via:

<https://www.barnet.gov.uk/citizen-home/planning-conservation-and-building-control/submit-a-planning-application.html>

You should ensure that any future formal planning application meets these requirements in order to avoid unnecessary delays in the registration of the application.

Building Regulations

- 8.2 Whilst you are going through the planning process it is advisable to consider the design in terms of compliance with the building regulations as this is the next stage once you have obtained planning permission. The Council's Building Control team can help by giving pre-application advice on your proposals. It is important to remember that

Building Control is different to planning and requires both a separate application and approval.

- 8.3 The Building Control team can advise on fire safety, including means of escape; structural design; energy conservation; drainage; access and use; and any other issues required to demonstrate compliance with the Building Regulations and allied legislation including undertaking any statutory consultations required, on your behalf, and will provide the first hour of advice free of charge. If you want more detailed pre-application advice on building control beyond the initial first hour you will need to pay a fee which you can claim back when you submit a building regulation application. We would be happy to give you a no obligation quote for your scheme. In addition to the statutory checking and approval stages building control can offer a number of value added services that can assist you through the process of completing your project e.g. warranties, design assistance, system testing, accredited details and certification etc. For more information please contact Building Control on 020 8359 4500, via building.control@barnet.gov.uk or visit the website to submit your on-line application or to download your application forms at this link www.barnet.gov.uk/building-control.
- 8.4 Value added services can be viewed via <https://www.labc.co.uk/consultancy-services> and further guides to your project at <https://www.labc.co.uk/your-building-project> and <https://www.labc.co.uk/registered-schemes>.

9.0 APPENDIX- ENVIRONMENTAL HEALTH

The applicant is advised that the scheme should consider heating and cooling of the proposed residential units early in the design stage. It is advised that if the proposal includes air conditioning plant, consideration should be given to the siting of these in relation to neighbouring windows to prevent noise and disturbance. The application will need to be supported by the following details if plant is proposed:

- A noise report which has been carried out by a competent acoustic consultant that assesses the likely noise impacts from the development of the ventilation/extraction plant, and mitigation measures for the development to reduce these noise impacts to acceptable levels. The report shall include all calculations and baseline data, and be set out so that the Local Planning Authority can fully audit the report and critically analyse the content and recommendations.
- Evidence that the level of noise emitted from the any proposed plant shall be at least 5dB(A) below the background level, as measured from any point 1 metre outside the window of any room of a neighbouring residential property. If the noise emitted has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or distinct impulse (bangs, clicks, clatters, thumps), then it shall be at least 10dB(A) below the background level, as measured from any point 1 metre outside the window of any room of a neighbouring residential property.
- If the scheme is considered a major development, with a southern façade with windows serving habitable rooms then the applicant would be required to carry out an overheating report and an acoustic consultant carry out an acoustic report that cross refer. This is particularly crucial on sites adjacent or near busy roads and where high noise pollution exists.

The applicant is advised to engage a qualified acoustic consultant to advise on the scheme, including the specifications of any materials, construction, fittings and equipment necessary to achieve satisfactory internal noise levels in this location.

In addition to the noise control measures and details, the scheme needs to clearly set out the target noise levels for the habitable rooms, including for bedrooms at night, and the levels that the sound insulation scheme would achieve. The Council's Sustainable Design and Construction Supplementary Planning Document requires that dwellings are designed and built to insulate against external noise so that the internal noise level in rooms does not exceed 30dB(A) expressed as an Leq between the hours of 11.00pm and 7.00am, nor 35dB(A) expressed as an Leq between the hours of 7.00am and 11.00pm (Guidelines for Community Noise, WHO). This needs to be considered in the context of room ventilation requirements. The details of acoustic consultants can be obtained from the following contacts: a) Institute of Acoustics and b) Association of Noise Consultants.

The assessment and report on the noise impacts of a development should use methods of measurement, calculation, prediction and assessment of noise levels and impacts that comply with the following standards, where appropriate:

- BS 7445(2003) Pt 1, BS7445 (1991) Pts 2 & 3 - Description and measurement of environmental noise;
- BS 4142:2014 - Method for rating industrial noise affecting mixed residential and industrial areas;
- BS 8223: 2014 – Guidance on sound insulation and noise reduction for buildings: code of practice;
- Department of Transport: Calculation of road traffic noise (1988);
- Department of Transport: Calculation of railway noise (1995);
- National Planning Policy Framework (2012)/ National Planning Policy Guidance (2014).

Please note that in addition to the above, consultants should refer to the most relevant and up to date guidance and codes of practice if not already listed in the above list.