

Barnet Council
Planning Department
2 Bristol Avenue
Colindale
London
NW9 4EW

22 January 2021

Our Ref: 21/5779

Dear Si/Madam

RE: Application for Full Planning Permission 'Alterations to Rear Patio Door' at 88 Broadway, Mill Hill, NW7 3TB

This application is submitted on behalf of our client, Gail's Ltd, and seeks planning permission for works to the rear at the above address.

The works to the rear consist of the replacement of the patio door with a new powder coated double glazed aluminium window.

This letter provides a site description and brief overview of the planning history, outlines the proposals, and assesses the proposals against the relevant national and local planning policies and other material considerations.

Site Description

The site is located on the Broadway in Mill Hill close to the junction with Watford Way (the A1). It is part of a parade of three restaurants/café's. The site comprises a two storey building. The application is related to the ground floor unit. The building is not listed and does not lie within a conservation area. Mill Hill Broadway is identified in the Barnet Local Plan (Core Strategy 2012) as a District Town Centre. The Site is identified as Secondary Retail Frontage in Barnet's Unitary Development Plan (2006 which remains as the Proposals Map for the Local Plan).

Planning History

The application site was most recently occupied by Bob's Café. Historic planning applications include:

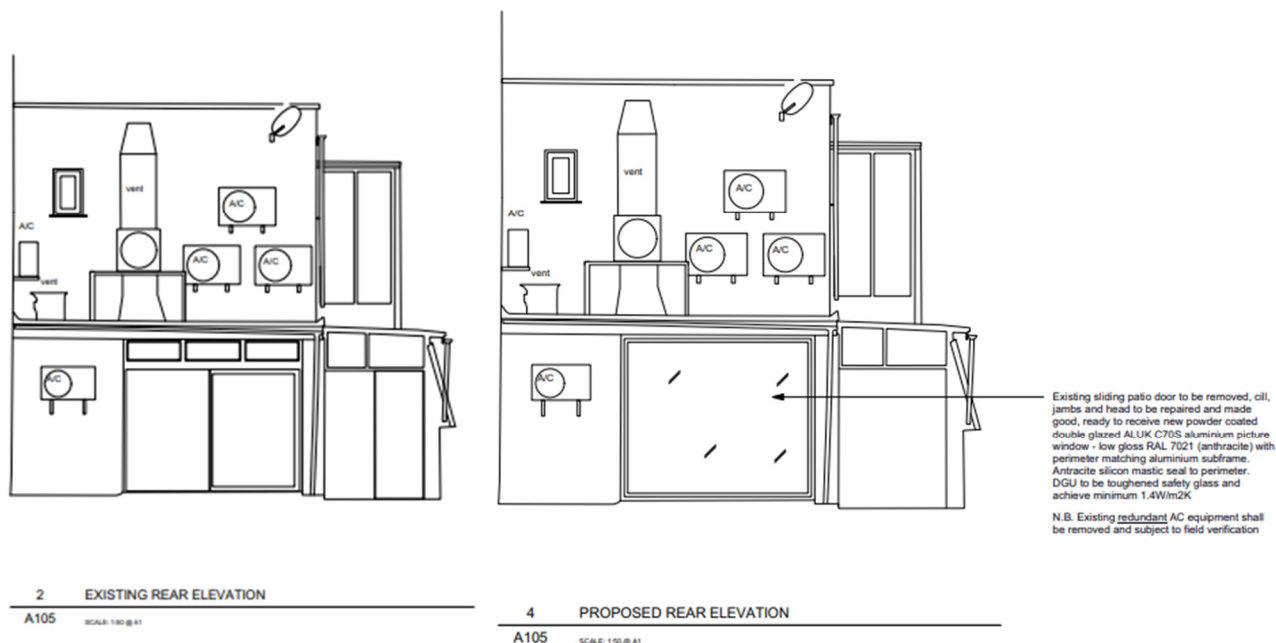
- Ref: W04314S/04 - New illuminated fascia sign, projecting box sign illuminated by 2 x external spotlights, slim signage panels and menu board. Granted 15 July 2004.
- Ref: W04314R/04 - Installation of a new shopfront. Granted 15 July 2004.
- Ref: W04314Q/04 - External covered stairway to first floor. Granted 28 May 2004.
- Ref: W04314N/00 - Illuminated fascia sign. Granted 30 November 2000.
- Ref: W04314M/00 - New shopfront, internal alterations and installation of extractor flue to rear of restaurant premises. Granted 10 October 2000.

Directors
Helen Cuthbert | Stuart Slatter | Claire Temple | Alastair Close
Dan Templeton
Associate Directors
Katie Turvey | Heather Vickers | Alan Williams

Consultant
Lorna Byrne
Associates
Sally Arnold | Rob Scadding | Penny Moss | Sam Deegan | Paul Galgey
Niall Hanrahan | Phil Marsden | Charlotte Perry | Charlotte Hunter

Proposals

- The works will take place at the rear of the property and consist of the replacement of the patio door with a new powder coated double glazed aluminium window.



Justification

The proposals seek for the removal of the existing fenestration at ground floor level and its replacement with a single pane sliding door for a clean and uncluttered appearance.

The development will take place at the rear of the property, out of public view, and will not increase the built form of the building, harm the amenity of the surrounding properties, or alter the amount of garden space on the property. The development therefore complies with part 12 paragraph 127 of the National Planning Policy Framework (2019) which states 'planning policies and decisions should ensure that developments: create places that [have] a high standard of amenity for existing and future users'.

The proposals are also considered to comply with Policy 7.6 of the London Plan (2016) which states that 'buildings and structures should: not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy, overshadowing, wind and microclimate' and Policy DM01 of Barnet's Local Plan: Development Management Policies (2012) which states that 'development proposals should be designed to allow for adequate daylight, sunlight, privacy and outlook for adjoining and potential occupiers and users' and 'development proposals should retain outdoor amenity space having regard to its character'.

Finally, the subtle proposals also comply with paragraph 129 of the National Design Guide (2019) which states that 'well-designed buildings are carefully integrated with their surrounding external space'.

Given the simple nature of the development and demonstrated compliance with planning policy, it is requested that Planning Permission is granted without delay.

In support of this application, please find enclosed the following information:

- Completed Application Form;
- Plans as follows:
 - Site Location Plan, Existing and Proposed Elevations ref. A107.

The application fee of £234 plus a £25 Planning Portal fee has been paid via the Portal.

I trust that the above information is sufficient for the determination of this application and I look forward to receiving confirmation that the applications have been validated in due course. If in the meantime you have any queries, please do not hesitate to contact me.

Yours sincerely,

Benjamin Leigh

Assistant Planner

Planning Potential

London