

# 61 The Reddings, London, NW7 4JN

Pre-application report

Reference 20/0516/QCJ

London Borough of Barnet



Reference:	<b>20/0516/QCJ</b>
Location:	61 The Reddings, London, NW7 4JN
Proposal:	Proposed loft conversion to include rear and side dormers, raised crown roof, front and side velux roof windows and internal alterations.

Case Officer:	Tania Sa Cordeiro
Date of recommendation:	16.12.2020
Manager with Delegated Authority:	Denisse Patten Acting Planning Manager Fast Track and Pre-application Team 

## 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 £300.00 (including VAT). If you require a meeting the attendance of a Planning Manager (£374.40 per hour, including VAT) or Service Director (£450.00 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.

# Contents

1.0	SITE DESCRIPTION	1
2.0	RELEVANT PLANNING HISTORY	1
3.0	SUBMISSION MATERIAL	1
4.0	PLANNING CONSTRAINTS	1
5.0	POLICY CONTEXT	2
6.0	COMMENTS ON THE PROPOSAL	3
7.0	RECOMMENDATION	5
8.0	INFORMATIVE	5

## **1.0 SITE DESCRIPTION**

- 1.1 The application site is a two-storey detached dwelling house, which is located on the south western side of The Reddings, within the Mill Hill Ward.
- 1.2 The Reddings is a cul-de-sac comprising of semi-detached and detached dwellings mainly residential in character.
- 1.3 The properties on this street vary in terms of design and character, however they have an established character in terms of their pitched roofs.
- 1.4 The application site is not a listed building and does not lie within a Conservation Area.

## **2.0 RELEVANT PLANNING HISTORY**

- 2.1 Reference: 20/0440/QCJ  
Address: 61 The Reddings, London, NW7 4JN  
Decision: Pre-application advice issued  
Decision Date: 10 November 2020  
Description: Increasing the ridge of the side and rear extension to facilitate a side and rear dormer
- 2.2 Reference: W10616B/00  
Address: 61 The Reddings, London, NW7 4JN  
Decision: Approved subject to conditions  
Decision Date: 18 January 2001  
Description: Ground floor front and side, first floor side and rear extensions.

## **3.0 SUBMISSION MATERIAL**

- 3.1 Application form,  
Drg. 05/1070/PRELIM/100 (Site Location Plan)  
Drg. 05/1070/PRELIM/101 (Photographs)  
Drg. 05/1070/PRELIM/102  
Drg. 05/1070/PRELIM/120\_B  
Drg. 05/1070/PRELIM/121\_A  
Drg. 05/1070/PRELIM/122\_C

## **4.0 PLANNING CONSTRAINTS**

- 4.1 None known.

## 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 National Planning Policy Framework (NPPF) was published on 19<sup>th</sup> 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.

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 7.6.

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 6<sup>th</sup> 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](http://www.barnet.gov.uk))

## 6.0 COMMENTS ON THE PROPOSAL

### Details on the Proposed Development

- 6.1 It is noted that this site has the benefit of a previous pre app, which was submitted by the same agent. The difference being that as part of this pre-app, the roof light above the main ridge has been removed and in its place the pitched roof has been brought marginally forward of the roof slope and increased in height by 0.4m.
- 6.2 This pre-application seeks advice for a roof extension. The works involve increasing the ridge height of the side and rear extension by 1m, to align with the highest point of the existing dwelling to facilitate a side and rear dormer.
- 6.3 The rear and side dormer will each be set away by 0.2m from the eaves and will measure 2.7m in width, 2.5m in height and 2.4m in depth. The rear dormer will have a Juliette balcony.
- 6.4 1no. roof light is proposed to the front roof slope.
- 6.5 The pre-application response does not benefit from a site visit, and therefore limited feedback can be provided at this stage with regards to the impact, the proposal will have on the amenities of occupants of neighbouring properties. The assessment of the proposal has been made based on aerial images and the drawings submitted as part of this pre app. A full assessment of the impact the proposal will have on the neighbouring properties or the street scene would be made as part of any future formal planning application.
- 6.6 The following policies would be relevant for consideration in assessing the scheme.  
Policy 7.6 of the London Plan (2016) which states that buildings should be of the highest architectural quality and not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings.  
  
- Policy CS5 of the Core Strategy which states, that the Council 'will ensure that development in Barnet respects local context and distinctive local character creating places and buildings of high-quality design'.

- Policy DM01 of the adopted Development Management Policies (2012) which states, that "development proposals should be based on an understanding of local characteristics. Proposals should preserve or enhance local character and respect the appearance, scale, mass, height and pattern of surrounding buildings, spaces and streets". Policy DM01 continues to state that "Development proposals should be designed to allow for adequate daylight, sunlight, privacy and outlook for adjoining and potential occupiers and users."

### Assessment of the proposal

- 6.7 The Council is committed to protecting, and where possible enhancing the character of the borough's residential areas and retaining an attractive street scene. Extensions to houses, both individually and cumulatively can have a profound effect on the appearance of neighbourhoods and of the street scene and on the amenities enjoyed by the occupiers of adjoining properties. Extensions to properties should reflect the design of the original building; have regard to the character of the area and amenity enjoyed by your neighbours. This means making sure the extension does not disrupt the neighbours' enjoyment of their own home, garden or neighbourhood.
- 6.8 Policy DM01 of the adopted Development Management Policies (2012) states, that "development proposals should be based on an understanding of local characteristics. Proposals should preserve or enhance local character and respect the appearance, scale, mass, height and pattern of surrounding buildings, spaces and streets". The extensions should be subordinate to the original house, respect the original building and should not be overly dominant. It advises that 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.
- 6.9 The properties within this cul-de-sac vary in design and massing. It is noted that the property has already been redeveloped and therefore care should be taken with regards to any further development, as it could lead to overdevelopment of the site.
- 6.10 The proposal benefits from a crown roof as a result of the existing side and rear extension, however it is significantly set down from the main ridge. The proposal will see the pitch of the roof pulled forward marginally and increased by 0.4m. The crown will be increased in height to align with the highest part of the original roof. It will replace the staggered roof with a new hipped roof that would have a flush ridge line across the side and the rear extension. It is noted that the proposed increase in the height of the crown will not appear any larger than what exists. Furthermore, the new roof will appear symmetrical in shape and will sit comfortably within the street scene. The set back from the front elevation will be retained. Therefore, this element of the proposal will be acceptable, in terms of character and amenities.

- 6.11 With regard to the side and rear dormer, the Residential Design Guidance refers to dormer roof extensions under paragraph 14.33. It goes on to advise that 'Dormer roof extensions should not overlap or wrap around the hips or rise above the ridge. Adequate roof slope above and below the dormer is required on semi-detached and terraced properties, the dormer extension should be set in at least 1 metre from the party wall, flank wall or chimney stack and should not occupy more than half the width or half the depth of the roof slope.
- 6.12 Whilst the dormers would not occupy more than half the width of the roof slope, it would occupy more than half the height of the roof slope and will not appear to be a subordinate addition to the roof slopes. As stated above the property has already been redeveloped and the dormers are proposed on the extended roof. The addition on the 2no. dormers will add additional massing at the roof slope. Whilst there is no in principle objections to the dormers, the dormers will need to be reduced in scale. The height of the dormers will need to be reduce to half the height of the original roof. At present they appear to dominate the roof slope. This advice was also provided in the previous pre-application response and has not been addressed; therefore the Local Planning Authority would continue to object to the dormers as proposed.
- 6.13 The applicant is advised that any development involving the roof should carefully respect the proportions and appearance of the existing dwelling. The alterations should relate sympathetically to the main building and the buildings in the immediate vicinity. The proposed roof extension will increase the bulk and massing at roof level. Combined with the large dormers, it would appear unduly bulky and visually obtrusive, mainly due to the size of the dormers. Therefore, the extension is not considered to be a subordinate addition to the property.
- 6.14 The increase will be within the footprint of the property and therefore it is not considered to harmfully impact the amenities of the neighbouring properties, in terms of loss of light or loss of privacy. Notwithstanding this, the additional bulk and massing will be visible from neighbouring gardens, creating a visually obtrusive element to neighbouring occupiers.

## **7.0 RECOMMENDATION**

- 7.1 As the application stands it would not receive a favourable recommendation and therefore amendments will be required for the proposal to be compliant with the relevant guidance and Local Plan Policies. Officers would recommend addressing the above points raised in the assessment prior to any formal submission.

## **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/dam/jcr:f39eeab0-94e4-4428-b6e9-5a8ad8d846f5/Local%20Requirements%202015.pdf>. 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.

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](mailto: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](http://www.barnet.gov.uk/building-control).

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>.