

Head of Planning and Development Management  
Building 4, North London Business Park  
Oakleigh Road South, London, N11 1NP  
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## PLANNING

Anthony J Blyth & Co  
17 Sequoia Park  
Hatch End  
Pinner  
Middlesex  
HA5 4DG

Application No: **B/00651/09**  
Registered Date: 25/02/2009

### 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: -

**Single storey front extensions. Part single, part two storey rear extension. Extensions to roof including 3 rear dormer windows to facilitate a loft conversion. New front porch and doorway.**

**At:- 21 Hillside Gardens, Barnet, Herts, EN5 2NG**

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

Subject to the following condition(s): -

- 1 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.

- 2 The materials to be used in the external surfaces of the building(s) shall match those used in the existing building(s) unless otherwise agreed in writing by the local planning authority.

Reason:

To safeguard the visual amenities of the building and the surrounding area.

- 3 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, without the benefit of the grant of further specific permission in writing from the Local Planning Authority.

Reason:

To ensure that the amenities of the occupiers of adjoining properties are not prejudiced by overlooking.

- 4 Before the building hereby permitted is occupied the proposed window(s) in the flank elevations of the extensions facing No.19 and No.23 Hillside Gardens shall be glazed with obscure glass only and shall be permanently retained as such thereafter and shall be permanently fixed shut with only a fanlight opening, unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To safeguard the privacy and amenities of occupiers of adjoining residential properties.

- 5 The use of the extension hereby permitted shall at all times be ancillary to and occupied in conjunction with the main building and shall not at any time be occupied as a separate unit.

Reason:

To ensure that the development does not prejudice the character of the locality and the amenities of occupiers of adjoining residential properties.

**INFORMATIVE(S):-**

- 1 The plans accompanying this application are:- Site Location Plan, PMB/07/151/1 and PMB/09/112 (received 25/02/2009).
- 2 The reasons for this grant of planning permission or other planning related decision are as follows: -
- i) The proposed development accords with strategic planning guidance and policies as set out in The London Plan (Consolidated with Alterations since 2004) and the Adopted Barnet Unitary Development Plan (UDP) (2006). In particular the following policies are relevant:  
Adopted Barnet Unitary Development Plan (2006): GBEnv1, GBEnv2, D1, D2, D5, D7, H27, M14 and Council Design Guidance Note No.5.
- ii) The proposal is acceptable for the following reason(s): -  
The proposed extensions are considered to have over come the previous reasons for refusal and now represent acceptable, subordinate additions to the host property. The character and appearance of the streetscene is not

considered to be compromised by the development. The development is not considered to harm the amenities of neighbouring occupiers and accords with the aforementioned policies and guidance.

**Date of Decision: 22 April 2009**

Signed: 

**Acting for Martin Cowie  
Head of Planning and Development Management**

**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.