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21st July 2021

Dear Sir /Madam

**PLANNING APPLICATION BY CAROLE ANN WILLIAMS
FIRST FLOOR FLAT, 60 AVONDALE AVENUE, LONDON N12 8EN**

On behalf of our client, Carole Ann Williams (“the Applicant”), we hereby enclose an application for full planning permission for development at the above site.

Specifically, the application proposes the following development:

“Roof extension involving rear and side dormer windows and 2no front facing rooflights.”

The application submission comprises the following:

- 1) Planning Application and CIL Forms, including Ownership Certificates, by CMA Planning
- 2) Covering letter by CMA Planning
- 3) Drawings by FS Architects
- 4) Application fee

The following sections of this letter describe the site and its local context; set out the relevant planning history; summarises the planning policy context and key planning designations; and provides an assessment of the proposed development.

(Cont'd...)

The site and local context

The application site comprises the first floor flat within a two-storey semi-detached house that dates from the early 20th century and is faced in red brick at ground floor level and white painted roughcast render at first floor level.

The front elevation includes bay windows with a projecting gable end above, whilst the rear elevation includes a two storey closet wing, and above the house has a hipped roof. The house also includes a walled front garden and a rear garden that extends up to the railway line to the west.

The site is bounded by the adjacent three storey semi-detached house at 58 Avondale Avenue to the north; the public highway on Avondale Avenue to the east; the adjoining two storey semi-detached house at 62 Avondale Avenue to the south, and; the London Underground railway line (Northern Line) to the west.

The surrounding area is residential in character and predominantly comprises two storey semi-detached houses dating from the early-to-mid twentieth century, many of which have been altered and extended, including dormer and hip to gable roof extensions.

The site is not located within a conservation area and the site and its immediate surroundings do not include any Statutory Listed Buildings. The houses at Nos.36-66 Avondale Avenue, which includes the application site, are included on the Council's Local List as a group entry.

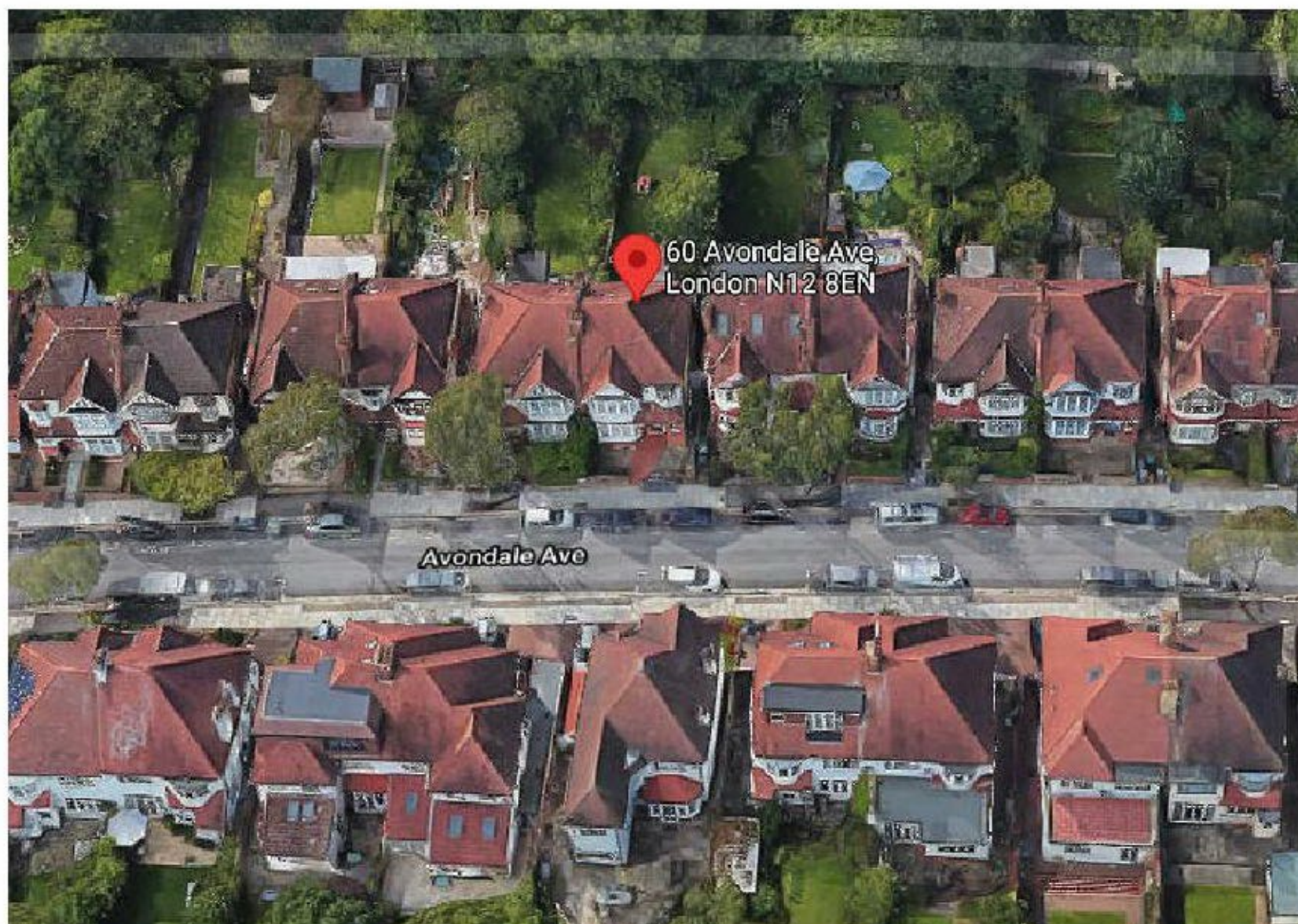


Figure 1: Aerial Photograph of the Site (Source: Google Maps)

Relevant Planning History

60 Avondale Avenue (the application site):

Reference: 21/2745/FUL – On 9th July 2021 the Council refused planning permission for: *'Roof extension involving hip to gable, rear dormer window and 2no front facing Rooflights.'*

The decision notice cites one reason for refusal, as follows:

"1 The proposed roof extensions by reason of their size, siting, appearance and design would result in visually obtrusive, disproportionate and discordant additions which would not respect the appearance, scale, mass, and pattern of the original property and would be detrimental to the character and appearance of the surrounding area. The proposal would be harmful to the character and design of the locally listed building, introducing bulk and uncharacteristic features and would fail to harmonise with the locally listed group of properties of which it forms a part. The proposed development is therefore contrary to Policy CS NPPF, CS1 and CS5 of the Local Plan Core Strategy (adopted September 2012), Policy DM01 and DM06 of the Development Management Policies DPD (adopted September 2012) and the Residential Design Guidance SPD (adopted 2016)."

The current application proposes a significantly reduced roof extension, comprising visually subordinate rear and side dormers together with two front-facing conservation style rooflights, so as to overcome the Council's concerns on size, setting, appearance and design, as set out in the above reason for refusal. The revised proposals have been designed with reference to the Council's Residential Design Guidance SPD and adopted policy requirements, as well as local precedents, as set out in the planning history below and discussed in the latter section of this Statement.

Reference: N12884/01 – On 12th October 2001 the Council granted planning permission for: *'Single storey rear conservatory extension.'*

70 Avondale Avenue:

Reference: 16/1031/HSE – On 6th May 2016 the Council granted planning permission for: *'Roof extension involving hip to gable, rear dormer window with Juliette balcony, 3no rooflights to front elevation to facilitate a loft conversion.'*

61 Avondale Avenue

Reference: N10340B – On 13th December 1996 the Council granted planning permission for: *'Rear dormer and rooflights in side and front elevations.'*

48/48A Avondale Avenue:

Reference: C07075A – On 22nd October 1987 the Council granted planning permission for: *'Side and rear dormer windows.'*

Reference: C07075 – On 5th March 1980 the Council granted planning permission for: *'Rear and side dormer windows.'*

22 Avondale Avenue

Reference: F/00936/12 – On 14th May 2012 the Council granted planning permission for: *'Roof extension including rear dormer window and 2no. rooflights. Creation of new entrance door. New garage door. Associated internal alterations to facilitate conversion of property into 2No. self-contained residential dwellings. "*

Reference: C02215H/07 – On 10th September 2007 the Council granted planning permission for: *'Roof extension including rear dormer window. Creation of new entrance door. New garage door. Conversion of property into 2 No. self contained residential dwellings.'*

Reference: C02215G/06 – On 20th February 2007 the Council granted planning permission for: *'Alterations to roof including rear dormer to facilitate rooms in the roofspace, and conversion of single family dwelling into 2No. self contained residential dwellings.'*

20 & 22A Avondale Avenue

Reference: 15/04163/FUL – On 15th December 2015 the Council granted planning permission for: *'Part single, part two storey side and rear extension including rooms in the roofspace with rear dormer window and 2no. rooflights to side and alterations and extension to main roof including rear dormer window and 2no. rooflights to front to facilitate a loft conversion following demolition of existing two storey side extension. Conversion of property into 5no. self-contained flats and provision of associated amenity space.'*

20A Avondale Avenue

Reference: 20/0977/FUL – On 27th April 2020 the Council granted planning permission for: *'Loft extension involving rear dormer with Juliet balcony, 1no side facing rooflight and 1no front facing rooflight.'*

17 Avondale Avenue

Reference: C05847B – On 13th October 1995 the Council granted planning permission for: *'Roof extension incorporating rear dormer window. "*

16A Avondale Avenue

Reference: 17/3050/FUL – On 19th June 2017 the Council granted planning permission for: *'Extension to roof including rear dormer window with Juliette balcony, 1no side dormer window with obscure glazing , 3no rooflights to front elevation to existing first floor flat.'*

Reference: 15/04435/FUL – On 16th September 2015 the Council granted planning permission for: *'Roof extension involving rear and side dormer window to facilitate a loft conversion. Alterations to fenestration to first floor side elevation facing no.18. Removal of chimney breast.'*

14B Avondale Avenue

Reference: 19/3134/FUL – On 1st August 2019 the Council granted planning permission for: *'Rear dormer with 1no. Juliette balcony and 1no. roof lights to front and to side roof slopes.'*

The above planning decisions in the immediate vicinity of the site demonstrate that roof extensions, including rear dormers, side dormers and hip to gable extensions, represent an established feature of the local context, including within the group of locally listed houses at Nos.36-66 Avondale Avenue.

Planning Policy Context

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with relevant development plan policies, unless other material considerations indicate otherwise.

For this purpose, the statutory development plan comprises: The London Plan (2021) and the Barnet Local Plan. In addition, national planning policy, supplementary guidance and emerging policies are relevant material considerations.

We set out below the planning policy context within which the application should be considered.

National Planning Policy

- National Planning Policy Framework (NPPF) (2021); and
- National Planning Practice Guidance (online).

Regional Planning Policy

- The London Plan: Spatial Development Strategy for Greater London (2021);
- Housing SPG (2016);
- Shaping Neighbourhoods: Character and Context SPG (2014); and
- The London Planning Statement (2014).

Local Planning Policy

- Barnet Core Strategy (2012);
- Barnet Development Management Policies DPD (2012);
- Barnet Residential Design Guidance SPD (2016).

In addition to the above, the following emerging / draft policy documents are relevant:

Emerging Planning Policy

- Barnet Draft Local Plan (Regulation 18 Version, January 2020)

Key Planning Designations

As illustrated on the below extract from the Barnet Proposals Map, the site (edged in red) is not subject to any planning designations.



Figure 2: London Borough of Barnet Proposals Map Extract

Planning Assessment

Land Use

The proposals are for a roof extension in association with the existing residential use of the property. As such, it is considered that the proposals have no significant land use implications.

Design

As set out above, the application site forms part of a two-storey semi-detached house that dates from the early 20th century, which is faced in red brick at ground floor level and white painted roughcast render at first floor level. The front elevation includes bay windows with a projecting gable end above, whilst the rear elevation includes a two-storey closet wing, and above the house has a hipped roof.

The proposals seek consent to extend the roof of the property to facilitate a loft conversion, including the installation of a rear dormer window, a side dormer window, and two conservation style roof lights to the front roof slope.

As set out above, the current application follows the recent refusal of a previous planning application that proposed a hip to gable extension with rear dormer and front-facing rooflights (see the 'Relevant Planning History' section of this letter). The previous application was refused for one reason, on the grounds that the proposed roof extensions by reason of their size, siting, appearance and design would result in visually obtrusive, disproportionate and discordant additions which would not respect the appearance, scale, mass, and pattern of the original property and would be detrimental to the character and appearance of the surrounding area.

The current proposals have been specifically designed to overcome the previous reason for refusal, with the scale of the roof extension being significantly reduced and with the design responding to the criteria set out in the Council's Residential Design Guidance SPD, as well as local precedents on Avondale Avenue.

Specifically, the proposed rear dormer has been designed and positioned to align with the windows on the lower floors and incorporates a flat roof. The proposed side dormer includes windows that reflect the design and proportions of the existing window below at first floor level, albeit in a smaller window that is centrally aligned with the larger window below. The side dormer also incorporates a hipped roof that follows the angles of the main roof of the house. Both dormers will be faced in tiles to match the existing roof. In addition, two conservation rooflights are proposed to be installed on the front roof slope, to sit flush with the plane of the roof.

Avondale Avenue is principally characterised by two storey semi-detached housing dating from the early-to-mid twentieth century. Many of the houses on the street have been altered and extended, including numerous properties with rear and side dormer windows as well as hip to gable roof extensions. This includes the immediately neighbouring house to the north of the site, at No.58 Avondale Avenue, which includes a hip to gable extension, rear dormer and conservation rooflights.

Development Management Policy DM01 (Protecting Barnet's Character and Amenity), Part (b), 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.

Development Management Policy DM06 (Barnet's Heritage and Conservation), Part A, seeks to protect heritage assets in line with their significance.

Whilst the site is not within a Conservation Area and there are no Statutory Listed Buildings within the area, the site does form part of a group of houses (Nos.36-66 Avondale Avenue) that have been included on the Council's local list as a group entry due to their group value, intactness and aesthetic merits. The effect of any external alterations on the architectural interest of the host building and wider group is therefore a relevant consideration, and has been taken into account in the detailed design and finished appearance of the proposed roof extension.

The Barnet Residential Design Guidance SPD advises that the following points should be considered for dormer roof extensions:

- *Design - should reflect style and proportion of windows on the existing house. Dormers may have flat, gabled, hipped or curved roofs and subject to the criteria on position, should normally align with the windows below.*

The proposed dormer windows have been designed to reflect the style and proportion of windows on the existing house below. Both the rear and side dormers include windows that match the design and proportions of, and align with, the windows below. The rear dormer includes a flat roof, which is characteristic of other rear dormers on Avondale Avenue, whilst the side dormer includes a hipped roof that is in keeping with the design, proportions and form of the main roof.

- *Position - 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. In smaller terraced houses where due to internal physical constraints dormers that are set in less than 1 metre will be taken into account providing such constraints and any minimum Building Regulation or fire regulation requirements are clearly and robustly demonstrated.*

The proposed rear and side dormers do not overlap or wrap around the hips or rise above the ridge and include adequate slope above and below the dormers. Whilst the rear dormer is within 1m of the party wall, this is necessary due to the separate SPD requirement for dormer windows to align with the windows below. It is relevant to note that the Council has previously accepted rear dormers on Avondale Avenue which sit within 1m of the party wall, including at No.20A Avondale Avenue (reference: 20/0977/FUL).

In the Delegated Report for application ref: 20/0977/FUL, the case officer notes that a number of other nearby properties on Avondale Avenue include rear dormers within 1m of the party wall, including No 16A (15/04435/FUL), No 22 (F/00936/12) and No 2 (17/7802/192), and on that basis the proposal was considered to be acceptable to the prevailing pattern of development (Delegated Report, page 4, paragraph 8).

Taking into account the above, and for the reasons set out in this letter, it is considered that the proposals for 60 Avondale Avenue are likewise acceptable to the prevailing patterns of development.

- *Scale - Dormer roof extensions should normally be subordinate features on the roof and should not occupy more than half the width or half the depth of the roof slope. Dormers which wrap around the hips will not normally be considered acceptable.*

The proposed rear and side dormers have been designed and sized so as to appear as visually subordinate on the main roof. Whilst the proposed rear dormer extends slightly beyond half of the width of the roof, this is required in order to meet other SPD design criteria, and in particular the design requirement for dormer windows to reflect the proportion of windows on the existing house and align with the windows below. In all other respects the proposed dormers comply with the SPD criteria on scale.

- *Proportion - To retain the balance of the house, the dormer roof extension should not normally be wider than the window below it and the dormer cheeks kept as narrow as possible. For smaller enclosed houses, such as terraces consideration and allowance will be given to internal workable space and Building Regulation requirements for wider roof extensions. On side dormer extensions, where there is a requirement to provide adequate headroom for stairs, the extension should still be set away from the ridge and clear of the hips.*

The proposed rear dormer window matches the width of the rear facing windows on the floors below and the dormer cheeks have been kept as narrow as possible. The proposed side dormer window is smaller than the window below at first floor level and the cheeks have been kept as narrow as possible, with the position and width of the dormer being governed by the position and width of the existing staircase that is being extended to

second floor level. The proposed side dormer provides adequate headroom for the stairs whilst being set away from the ridge and clear of the hips.

- *Overlooking* - Care should be taken in the design and location of new dormers, including side dormers to minimize overlooking.

With regard to the proposed rear dormer, there are no nearby facing properties to the rear of the site and it is considered that the rear dormer would not result in any material loss of privacy through overlooking. With regard to the proposed side dormer, this is proposed to be obscure glazed and fixed below 1.7 metres and thus will prevent overlooking towards the neighbouring property to the north at No.58 Avondale Avenue.

- *Materials* - The window materials and design should be in keeping with those on the rest of the house. The dormer cheeks should be finished with lead, tiles, slates or other traditional materials, and the top of flat roofed dormers should be finished with lead or zinc. The use of roofing felt for the roof, cheeks or face of the dormer should be avoided.

The proposed rear and side dormer windows have been designed to match the existing windows below in terms of their design, proportions and finished appearance. In addition, the proposed rear and side dormers would be faced in tiles to match those of the main roof of the house, as illustrated on the Proposed Elevations.

- *Roofs* - Dormer roofs should be sympathetic to the main roof of the house. For example, pitched roofs to dormers should be hipped at the same angle as the main roof.

The proposed rear and side dormers have been specifically designed to be both sympathetic and visually subordinate to the main roof of the house. The proposed rear dormer includes a flat roof, which is characteristic of the existing rear dormers on Avondale Avenue and within the locally listed group at Nos.36-66, whilst the proposed side dormer includes a pitched roof that is hipped at the same angle as the main roof.

In addition to the above, it is relevant to note that several of the locally listed group of houses at Nos.36-66 Avondale Avenue have been subject to loft conversions / roof extensions, as illustrated in Figure 3 below, namely:

- No.58 – hip to gable extension with full width rear dormer;
- No.56 – rear dormer;
- No.50 – rear and side dormers;
- No.52 – hip to gable extension with full width rear dormer (post-dates aerial photo in Figure 3)
- No.48 – rear and side dormers;
- No.38 – full width rear dormer
- No.36 – full width rear dormer.

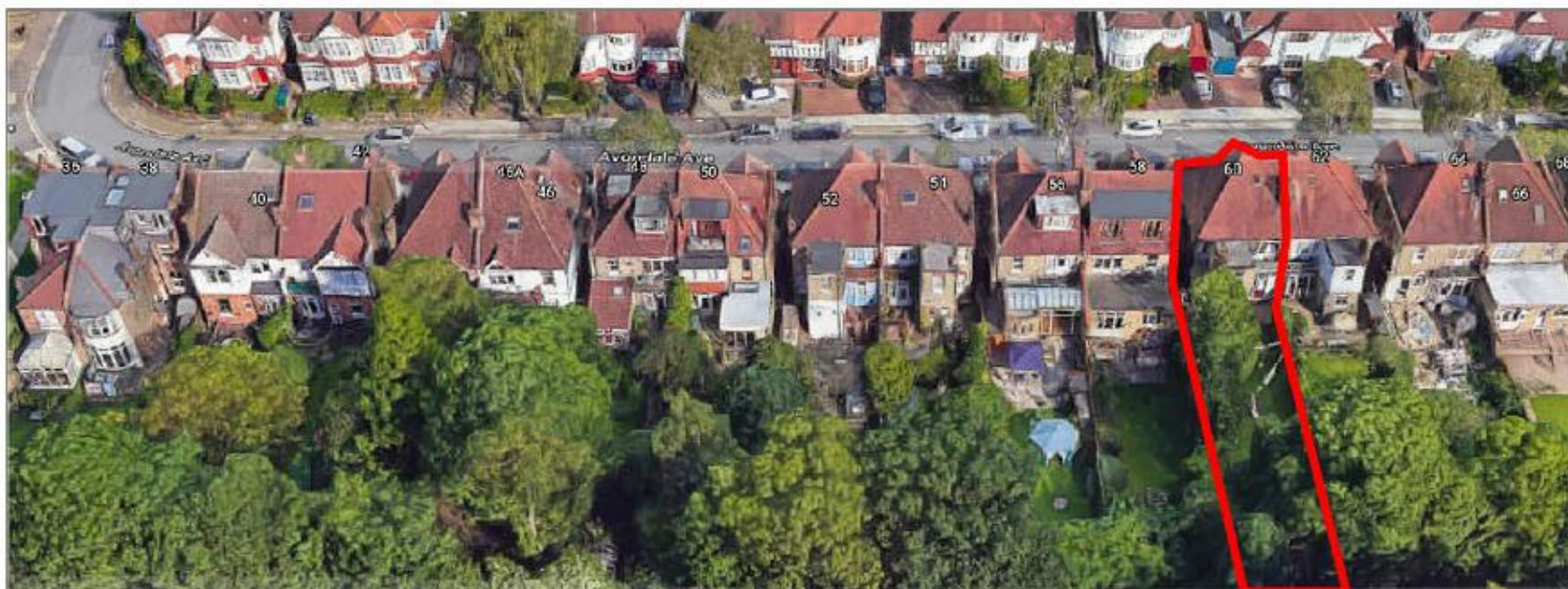


Figure 3: Aerial Photograph of Nos.36-66 Avondale Avenue (Source: Google Maps)

It is also relevant to note that if the application site had not been converted into flats in the 1990s and had remained a single residential dwellinghouse, the roof extension proposed in this application would constitute permitted development.

In this context, and taking into account the design, limited size and finished appearance of the proposed dormer windows, which is in keeping with that of other roof extensions both on the street generally, and within the host locally listed group of houses in particular, it is considered that the proposals would preserve local character and respect the appearance, scale, mass, height and pattern of surrounding buildings, spaces and streets. The proposals therefore accord accordance with Development Management Policy DM01.

It is further considered that the proposals would not adversely impact on the architectural interest or significance of the locally host building and wider group of houses, in accordance with Development Management Policy DM06.

Amenity

Development Management Policy DM01 (Protecting Barnet's Character and Amenity), Part (e), states that development proposals should be designed to allow for adequate daylight, sunlight, privacy and outlook for adjoining and potential occupiers and users.

The proposed rear dormer, side dormer and front-facing rooflights, by way of their design, scale, form and relationship with neighbouring properties, would not adversely impact on surrounding residential amenity in terms of daylight, sunlight, privacy and outlook.

The adjacent property to the north at No.58 Avondale Avenue includes two windows in its south elevation, facing towards the application site. Whilst the proposed side dormer may in a limited reduction to daylight availability to these windows, it is important to note that the ground floor window serves a dual-aspect kitchen that receives the vast majority of its light from a large garden (west) facing window, whilst the first floor window serves a bathroom¹, which is not categorised as a habitable room.

For these reasons, it is considered that the habitable rooms within no.58 will continue to enjoy good levels of daylight and sunlight availability with the proposed development in place.

¹ https://media.rightmove.co.uk/83k/82115/84088786/82115_102397004524_FLP_01_0000.jpg

In addition, the proposed side dormer window would be obscure glazed and fixed shut below 1.7 metres and thus will ensure that there no loss of privacy to No.58 through overlooking.

Taking into account the above, it is considered that the proposed development allows for adequate daylight, sunlight, privacy and outlook for adjoining and potential occupiers and users, in accordance with Development Management Policy DM01.

Highways

The proposals are for a roof extension to the property in association with the existing residential use. Whilst the proposals would result in a slight intensification of the existing residential use through the provision 30sqm of additional floorspace, it is considered that this would not raise any significant highways issues in terms of access, refuse storage and collection, which would remain as per the current arrangements. As such, it is considered that the proposals have no significant highways implications.

Conclusion

In conclusion, it is considered that the proposed roof extension overcomes the previous reason for refusal and is keeping with that of other roof extensions on the street (including those within the locally listed group at Nos.36-66), and would preserve local character and respect the appearance, scale, mass, height and pattern of surrounding buildings, spaces and streets. Furthermore, the proposals would not adversely impact on the architectural interest or significance of the locally host building and wider group of houses, and would protect surrounding residential amenity, in accordance with adopted policy requirements. For these reasons, it is respectfully requested that planning permission be granted.

We trust that the above and enclosed is in order and look forward to receiving confirmation that the application has been formally registered shortly. In the meantime, should you require clarification on any issues or wish to discuss this matter further, please do not hesitate to contact me.

Yours sincerely


Adam Williams
CMA Planning