

Church End House, 44 Totteridge Village, Whetstone, London N20 8PR

PLANNING STATEMENT IN SUPPORT OF NON-MATERIAL AMENDMENT TO PLANNING PERMISSION GRANTED ON APPEAL APP/N5090/D/20/3257489 FOR THE ERECTION OF A NEW GARAGE WITH RESIDENTIAL ACCOMMODATION IN THE ROOF SPACE FOR USE ANCILLARY TO THE MAIN HOUSE FOLLOWING THE DEMOLITION OF EXISTING GARAGE.

NON MATERIAL AMENDMENT REQUIRED:

OMIT ONE GARAGE DOOR AND REPLACE WITH WINDOW TO MATCH THAT APPROVED AT ROOF LEVEL. (WINDOW DETAIL APPROVED VIA CONDITION O3 TO BE FOLLOWED)

JUSTIFICATION AND ASSESSMENT

In the appeal decision the appeal Inspector noted the main issues were the effect on the significance of the Totteridge Conservation Area (TCA) and the setting of the Grade II listed Church End House.

The proposed non-material amendment does not involve any increase in the size of the building it is purely an elevational change replacing a garage door with a matching window to the upper floor.

The change is required for the following reasons:

1. Where the proposal would take place is more restricted than the other garage spaces, as this is where the staircase is situated to the upper ancillary residential accommodation. This makes the use of the space for a car more restrictive and therefore the owner considers that 3 spaces are sufficient for the family requirements.
2. The space would be used for the storage of garage, garden and household storage. This would negate the need for any further structures in the garden and therefore is considered to be a positive benefit of the proposals.
3. A window is being installed this would match in all respects the detail provided for the approval of the materials. The window would preserve the appearance and character of the building and TCA.
4. The window would be more sustainable providing natural light to the storage area and making the scheme less reliant on artificial light.
5. As the no vehicle access would be need outside this point it would also result in less alteration to the garden area approach again this is considered to be a positive point.

The appeal inspector stated at paragraph 13 "its orientation and position would be very similar to the existing building and its design, scale and massing would remain subservient and sympathetic to Church End House and in-keeping with the character and appearance of the TCA. The evidence indicates that the proposed materials would also be more congenial to Church End House and the wider TCA than those of the existing outbuilding. Consequently, the proposal would preserve and enhance the character and appearance of the TCA and the setting of Church End House".

The proposals do not alter this assessment and indeed the Inspector noted at the proposed materials would be more congenial, the new window as those approved reflect those on the main house. Consequently there is no change to the Inspectors assessment as a result of this alteration. In addition at paragraph 10 the Inspector noted that "In views from the private road to the south and

west, the outbuilding would be largely screened by various mature trees and hedges". Therefore there are no obvious public view points of the alteration notwithstanding this point it is important to note in summing up the Inspector stated the proposed development would make a positive contribution to the TCA and the listed building, see below.

In policy terms it is noted the Inspector stated "the proposed development would make a positive contribution to the significance of the TCA and of the setting of Church End House. It would, therefore, accord with Policies CSNPPF (presumption in favour of sustainable development) and CS5 (creation of high quality spaces) of Barnet's Local Plan Core Strategy 2012; with Policies DM01 (character and amenity) and DM06 (heritage and conservation) of Barnet's Local Plan Development Management Policies 2012; and, with Policies 7.4 (local character) and 7.6 (architecture) of the London Plan 2016".

While the London Plan and NPPF have been updated in policy terms the scheme would still accord with the Inspectors statement and accord with local planning policy.

The council is respectfully requested to grant the NMA,