



## PRE-APPLICATION NOTE

<b>Case reference:</b>	<b>15/08249/ENQ</b>	Case Officer:	Denisse Celi
Valid Date:	13 May 2015	Area Team	South Area Planning Team
Hendon		Applicant:	Mr & Mrs D Fadlum
<b>Site Address:</b>	<b>13 Danescroft Gardens London NW4 2ND</b>		
Proposal:	Proposed side extension, roof extension and part basement		

### 1. Site Description

The application site is a two storey detached dwelling located on the eastern side of Danescroft Gardens, which is a residential cul-de-sac, within the Hendon Ward.

The properties on the eastern section of the road are relatively uniform from the streetscene in terms of the roof form and projecting wing at the front.

### 2. Relevant Planning History

**Reference:** W05148

Address: 13 Danescroft Gardens NW4 2ND

**Decision:** Approved subject to conditions

Decision Date: 25.02.1976

Description: Part one and part two-storey rear extension.

**Reference:** W05148A

Address: 13 Danescroft Gardens NW4 2ND

**Decision:** Approved subject to conditions

Decision Date: 28.03.1979

Description: First floor front extension.

### 3. Planning Constraints

Flood risk zones 2 and 3.

### 4. Drawings Submitted

Site Location plan; Drawing no. 950/SPF/DF/1; Drawing no. 950/SPF/DF/2; Drawing no. 950/SPF/DF/3; Drawing no. 950/SPF/DF/5 Rev A; Drawing no. 950/SPF/DF/6

Rev A; Drawing no. 950/SPF/DF/7 Rev A; Drawing no. 950/SPF/DF/8; Drawing no. 950/SPF/DF/9.

## **5. Policy Context**

### 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 27 March 2012. 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, is indivisible from good planning, and should contribute positively to making places better for people'. 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.

### The Mayor's London Plan July 2011

Policies 3.4; 4.1; 4.4

### 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, CS15.

- Relevant Development Management Policies: DM01, DM02, DM04.

### Supplementary Planning Documents

Residential Design Guidance (April 2013)

Sustainable Design and Construction (April 2013)

(Note that details of all local policies listed above are available at [www.barnet.gov.uk](http://www.barnet.gov.uk))

Technical Guidance to the National Planning Policy Framework - Flood Risk.  
Available at:  
[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6000/2115548.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6000/2115548.pdf)

## **6. Comments on the Proposal Submitted**

For the interest of clarity, the applicant seeks pre-application advice for development comprising of the following development:

- Enlargement of the basement at the front including the insertion of two lightwells;
- Single storey rear extension;
- Single storey front/ side extension;
- First floor rear extension;
- Extension to roof including formation of new crown roof, side and rear dormers to facilitate a loft conversion.

A meeting was held with the applicant to discuss the proposals and develop suitable solutions; since this meeting, amendments have been submitted to the council and this report will highlight concerns from the Council based on the amended plans.

### Basement

The property lies in flood zones 2 and 3 which are deemed a highly vulnerable zone for flooding. The applicant is advised that any planning application would require a flood risk assessment. The information provided in the flood risk assessment should be credible and fit for purpose. Site-specific flood risk assessments should always be proportionate to the degree of flood risk and make optimum use of information already available, including the interactive flood risk maps, which are available on the Environment Agency's web site.

A flood risk assessment should also be appropriate to the scale, nature and location of the development. In this case, the development is for an extension to a house and enlargement of the existing basement, therefore as it would not significantly increase the number of people present in an area at risk of flooding, a less detailed assessment would be required. Further information can be found in the technical guidance on the NPPF and on the following website: <http://planningguidance.planningportal.gov.uk/blog/guidance/flood-risk-and-coastal-change/site-specific-flood-risk-assessment/what-level-of-detail-is-needed-in-a-flood-risk-assessment/>

The applicant was advised to contact the Environment Agency at an early stage and before the submission of the application to discuss this further.

Subject to the flood risk assessment, the principle of the basement extension is considered acceptable to the side and at the rear. The proposed front rooflights are overly large and prominent (even with the hedging) and it is suggested that these are reduced in size and are flush with the front ground level.

As mentioned at the meeting, any planning application including an element to extend the basement should include sections and details of ground levels.

### Ground and first floor extension

The rear extension and front/side extension at ground floor are considered to be acceptable in terms of their impact on the character of the property and on the amenity of neighbours.

The Council does not object to the Sukka roof on the existing balcony.

At first floor level, the design has retained the distance from the adjacent property, which is a characteristic feature on this road, The first floor rear extension however would extend beyond the main rear façade at ground floor and this would have an unacceptable impact on both the visual amenities of neighbours and the appearance of the property. It is suggested that the first floor extension projects no more than 2.2 metres beyond the existing outermost façade.

### Roof extension

There is still significant concern with regards to the bulk and massing of the proposed roof form.

The roof would be lowered, which in principle is considered acceptable however this will need to be presented in its context by way of a streetscene elevation. The pitch of the new mansard roof form is incongruous with the roof forms of the other properties on this section of the road, which are hipped. It is recommended that the angle of the roof is shallower (thereby also reducing the ridge width). In addition the crown roof of the projecting wing is unacceptable and should remain hipped.

With regards to the dormers, the Residential Design Guidance SPD recommends that dormers are no more than half the width and height of the main roofslope; the dormers as proposed are nearly full height and considered to be overly dominant. It must also be noted that the rear dormers are not indicated on the side elevations.

## **7. Recommendation**

In conclusion, the proposed scheme has been found to need to overcome several concerns, with the development being considered to be an over-intensified scheme, before the Local Planning Authority can support this proposal.

## **8. Informative**

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.

## INFORMATIVE

### Information required to be submitted as part of a formal planning application

The local and national validation requirements can be viewed online at [http://www.barnet.gov.uk/downloads/download/1464/planning\\_-\\_national\\_and\\_local\\_requirements](http://www.barnet.gov.uk/downloads/download/1464/planning_-_national_and_local_requirements). 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

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 a separate application.

The Building Control team can advise on means of escape, structural engineering design, access and any other issues 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 regulations application. We would be happy to give you a no obligation quote for your scheme. For more information please contact Andy Hardy, Building Control Business Development Manager on 020 8359 2618 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).

### Disclaimer

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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.

<b>Case Officer</b>	Denisse Celi
<b>Date of recommendation</b>	28 July 2015
<b>Area Planning Manager</b>	Karina Conway

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