



## PRE-APPLICATION NOTE

<b>Case reference:</b>	<b>15/08470/ENQ</b>	Case Officer:	Denisse Celi
Valid Date:	11 September 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.

**Reference:** 15/08249/ENQ

Address: 13 Danescroft Gardens NW4 2ND

**Application type:** Pre-Application Advice

Description: Proposed side extension, roof extension and part basement

### 3. Planning Constraints

Flood risk zones 2 and 3.

#### **4. Drawings Submitted**

Drawing no. 950/SPB/DF/5 Rev B; Drawing no. 950/SPB/DF/6 Rev B; Drawing no. 950/SPB/DF/7 Rev B.

#### **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))

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

The pre-application follows on from previous formal advice on the scheme. The amendments include:

- The reduction in the pitch of the roof and hipped section at the front
- Flush rooflights to basement
- Reduction in the depth of the extension at first floor level
- Reduction in the size of dormers with an additional dormer to the side elevation fronting no. 12 Danescroft Gardens.

The comments below should be read in conjunction with the previous report and comments raised in the last pre-application, particularly with regards to the basement.

The proposed flush rooflights serving the basement are considered to be acceptable in size and would not be visible from the streetscene.

The reduced first floor extension with a depth of no more than 2.2 metres beyond the existing outermost façade is considered to be acceptable and in line with the advice provided.

The main concern raised in the last report was with regards to the roof extension. The advice was:

"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."

The applicant has made significant amendments to the size of the roof extension. The pitch of the proposed roof is considered to be acceptable and generally the roof extension appears subordinate. The height of the proposed dormer fronting no.14 would still be excessive and should be reduced so it is set away from the eaves. Whilst the head room height is required for the staircase, the location of the access may need to be reconsidered as the dormer at present is unsuitable.

Extensions sited on extensions are not generally acceptable as they add to the bulk, particularly at roof level. The rear dormer serving the bedroom is located on the roof of a non-original extension (roof of the proposed first floor extension) which would already increase the roof massing. This dormer should be removed; a rooflight could be sited on this roof plane to provide the required light. Concurrently, all bedrooms are required to benefit from a good level of outlook; rooflights, due to their siting, are

unlikely to provide suitable outlook. The applicant should therefore consider reconfiguring the layout to ensure that the bedroom is served by the dormer on the other side to provide suitable outlook.

The other dormers appear to be no more than half the width and half the height of the roofslope, however the plans are unclear and appear to indicate some faint vertical lines implying that the dormers could be larger. It is recommended that the applicant submits clearer plans with the planning application to facilitate the review by the Local Planning Authority and neighbouring residents.

## **7. Recommendation**

In conclusion, the proposed scheme has been found to need to overcome some concerns with regards to the dormers, before the Local Planning Authority can support this proposal, however the proposal is generally considered to be acceptable.

## **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 via <https://www.barnet.gov.uk/citizen-home/planning-conservation-and-building-control/submit-a-planning-application/planning-forms.html>. 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 Steven Snell, Building Control Area Manager on 020 8359 4641, 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).

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<b>Case Officer</b>	Denisse Celi
<b>Date of recommendation</b>	25 September 2015
<b>Area Planning Manager</b>	Fabien Gaudin 