



Appeal Decision

Site visit made on 23 September 2020

by Rory MacLeod BA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 23 October 2020

Appeal Ref: APP/N5090/W/19/3243941

Regal Guest House, 170-172 Golders Green Road, London NW11 8BB

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mrs Mary Daly against the decision of the Council of the London Borough of Barnet.
 - The application Ref 19/2058/FUL, dated 6 April 2019, was refused by notice dated 25 June 2019.
 - The development proposed is front and rear extensions and reconfiguration and reduction of existing bedroom spaces in association with the hotel (C1).
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Decision

1. The appeal is allowed and planning permission is granted for front and rear extensions and reconfiguration and reduction of existing bedroom spaces in association with the hotel (C1) at Regal Guest House, 170-172 Golders Green Road, London NW11 8BB in accordance with the terms of the application, Ref. 19/2058/FUL, dated 6 April 2019, subject to the conditions listed in the attached schedule.

Preliminary Matter

2. After submission of the appeal, the Council has granted planning permission to application 19/6022/FUL for the same extensions at the rear of the site but excluding the front extensions within the appeal proposal.

Main Issues

3. The main issues therefore are (a) the effect of the proposed front extensions on the character and appearance of the site and wider area and (b) whether there is assurance that reconfigured units would only be occupied on a short-term letting basis as proposed.

Reasons

Character and appearance

4. The site consists of a pair of large and symmetrical semi-detached buildings in use as a hotel with forecourt parking. There is a substantial two storey bay with a gable over to both nos. 170 and 172. The proposed ground floor canopy would extend the joint entrance porch to the line of the bay windows. The first and second floor front extensions would infill a recessed area between the bays but would still be set back by about 0.5m from the main front walls supporting the bays. The profile of the bays would remain intact.

5. The gables over the second floor windows in the front extension would resemble the design of the current recessed gables. They would become more prominent in view of their more forward siting, but they would nonetheless be subservient in appearance set noticeably behind the larger and more dominant gables over the two bays. The Council points out that the existing recessed gables are not original features, but the proposal would nonetheless respect the architectural context of the existing buildings and would not detract from their appearance.
6. There are semi-detached buildings to either side, similar in massing but varying in design details. The Ravenscroft Medical Centre to the south-east has a similar recess between two large bays, but a different roof form at second floor level where a dormer has been added. Nos. 174-180 Golders Green Road to the north-west also have two storey bays with gables over but differ from the appeal buildings in that they do not have a recess between the bays. There are projecting oriel windows at first floor level to nos. 178-180 and three of the buildings have a flat roofed dormer added to the roof slope between the gables. Given the differences in design to adjacent buildings the proposal would not detract from the appearance of the street scene. Neither would there be a harmful effect on the character of the surrounding area, which is diverse in nature comprising recently redeveloped sites, older buildings many of which have been extended, and a range of uses.
7. The proposal would be in accordance with Policy CS5 of the Barnet Core Strategy (2012) and with Policy DM01 of the Barnet Development Management Policies DPD (2012) (DMP) which require proposals to be of high quality designs based on an understanding of local characteristics and context. There be no conflict with the Residential Design Guidance SPD (2016) which states that that extensions should normally be subordinate to the original house, respect the original building and should not be overly dominant.

Use of the site

8. The proposal involves internal alterations including a reduction in the number of rooms to enable the premises to function as an apart-hotel, providing rooms on a short-term letting basis but with self-catering kitchenettes supplemented by reception and cleaning services. Whilst the Council originally had concern that units may not be occupied only on a short-term letting basis, its approval of application 19/6022/FUL was subject to planning conditions to address this concern and to ensure the use of the premises as proposed.
9. I am satisfied that similar suitably worded planning conditions could ensure that the premises are used only for short-term lets as proposed to not exceed the 90 day rule set by the Greater London Council (General Powers) Act (1973). The proposal would not thereby conflict with Policies DM01 and DM02 of the DMP or with Policy 3.5 of the London Plan (2016) in relation to the quality and design of housing.

Other matters

10. In response to representation on the proposal, I concur with the findings of the Council that the rear extensions would not adversely affect living conditions of residents nearby and that the internal layout would be satisfactory for future occupiers of the units.

Conclusion

11. The extensions would have a satisfactory impact on the character and appearance of the site and wider area. There would be assurance that the reconfigured units would only be occupied on a short-term letting basis as proposed. For the reasons given the appeal is allowed subject to conditions.
12. In addition to the standard 3 year commencement condition, a condition is needed to list the approved plans for certainty. To ensure a satisfactory appearance, a condition is needed to ensure the use of matching external materials. A condition is necessary to control the use of the balconies to protect the living conditions of adjoining occupiers. Conditions relating to parking spaces and cycle storage are needed to ensure the effective operation of the site. Conditions are necessary to ensure that units are let on a short-term basis as proposed. The Council's suggested condition on sound insulation is appropriate and a construction management and logistics plan condition is necessary to safeguard the living conditions of existing and future occupiers.

Rory MacLeod

INSPECTOR

Schedule of Conditions

- 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan,
GR/170/ Existing Ground Floor Rev A
GR/170/ Existing First Floor Rev A
GR/170/ Existing Second Floor Rev A
GR/170/ Existing and Proposed Front Elevations Rev A
GR/170/ Existing and Proposed Rear Elevations Rev A
GR/170/ Proposed Ground Floor Plan Rev A
GR/170/ Proposed First Floor Plan Rev A
GR/170/ Proposed Second Floor Plan Rev A
- 3) The external surfaces of the development hereby permitted shall be constructed in materials to match those on the existing buildings.
- 4) The second floor extension hereby permitted shall feature Juliette balconies with fixed balustrade only and shall not consist of or include a balcony, raised platform, or similar amenity or sitting out area.
- 5) Notwithstanding the parking layout submitted with the planning application, prior to occupation of the development hereby permitted, a dimensioned parking layout plan showing 6 off-street parking spaces including one disabled space shall be submitted to and approved in writing by the local planning authority. Thereafter, the 6 off-street parking spaces provided shall be used only as agreed and shall not be used for any purpose other than the parking and turning of vehicles in connection with the approved development.

- 6) Details of cycle parking including the type of stands, gaps between stands, location and type of cycle store proposed shall be submitted to and approved in writing by the local planning authority. Before the development hereby permitted is occupied, a minimum of 7 (long stay) and 2 (short stay) cycle parking spaces in accordance with the London Plan Cycle Parking Standards and London Cycle Design Standards shall be provided. These shall not be used for any purpose other than parking of cycles in connection with the approved development.
- 7) The apart-hotel hereby permitted shall only be used for purposes falling within Class C1 of the Town and Country Planning (Use Classes) Order 1987 and shall comprise a maximum of 16 serviced apartments. The accommodation shall not be used as the sole or main residence of any of the occupiers. No person shall occupy the apart hotel for a continuous period of more than 90 days and no one person shall occupy a serviced apartment in the development for more than 183 days in any calendar year. A detailed register of all occupants shall be kept for a minimum of 2 years which will include names and contact details of individuals and the length of occupation. A copy of the register shall be made available at the request of the local planning authority.
- 8) The development hereby permitted shall be operated in accordance with a Holiday Let Management Plan that shall have previously been submitted to and approved in writing by the local planning authority.
- 9) No development other than demolition works shall take place on site until a noise assessment, carried out by an approved acoustic consultant, which assesses the likely impacts of noise on the development and measures to be implemented to address its findings, has been submitted to and approved in writing by the local planning authority. The report shall include all calculations and baseline data and be set out so that the local planning authority can fully audit the report and critically analyse the content and recommendations. The measures approved under this condition shall be implemented in their entirety prior to the first occupation of the proposed units and retained as such thereafter.
- 10) No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by the local planning authority. The Statement shall provide for:
 - i) the parking of vehicles of site operatives and visitors;
 - ii) loading and unloading of plant and materials;
 - iii) storage of plant and materials to be used in construction;
 - iv) wheel washing facilities;
 - v) measures to control the emission of dust, noise and vibration during construction;
 - vi) delivery, demolition and construction working hours
 - vii) details of a community liaison contact for the duration of all works associated with the development.

The approved Construction Method Statement shall be adhered to throughout the construction period for the development.