



Appeal Decision

Site visit made on 15 March 2021

by P D Sedgwick BSc (Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 20 April 2021

Appeal Ref: APP/N5090/D/20/3261842

7 Baxendale, Whetstone, London, N20 0EG

- 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 Ms Sarah Manners against the decision of the Council of the London Borough of Barnet.
 - The application Ref 20/3080/HSE, dated 9 July 2020, was refused by notice dated 24 September 2020.
 - The development proposed is new balcony.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the proposal upon the character and appearance of the building and area.

Reasons

3. The appeal site is an end of terrace property in a row of 3 storey town houses. The terrace, and others on the same side of the road, back on to a large pond with a footpath around it accessed from the properties' rear gardens. This provides an attractive private amenity space for residents which the rear of their properties forms a backdrop to.
4. Most houses that back onto the pond area have a first floor balcony, with the exception of the end of terrace properties. The balconies share a common design consisting of white painted metal railings and a wooden handrail. The railings run into one another along the rear of the houses with each balcony separated by a white screen. Their design is also partly reflected in the design of a bridge which crosses over the pond and consists of white painted metal struts linked by horizontal wooden rails along its sides. The balconies are a distinctive feature that contribute to the character and appearance of the terrace of which the host building is a part, and other buildings that back onto the pond area.
5. The proposed balcony would be glass and therefore out of character with other rear balconies and as a result would appear incongruous. The appellant has stated that the local residents committee has adopted the design as its preferred should residents wish to update their railings. It is suggested that, as a result, glass balustrades will in future be part of the character of the area. However, I have to consider the effect of the proposal against the character and

appearance of the area now and I find that the proposal would cause harm in the current context. The appellant's assertion that glass will be easier to maintain and reduce pollution associated with the maintenance of metal railings does not alter my view that the proposed development would be unacceptable and conflict with Policy DM01 of Barnet's Local Plan (Development Management Policies)(2012), policy CS5 of Barnet's Local Plan (Core Strategy)(2012) and the Council's Supplementary Planning Document: Residential Design Guidance (October 2016) which require development to respect the appearance of surrounding buildings and preserve or enhance local character.

Conclusion

6. For the reasons given above I conclude that the appeal should be dismissed.

P D Sedgwick

INSPECTOR