



Appeal Decision

Site Visit made on 12 April 2021

by R E Jones BSc (Hons), DipTP, MRTPI

an Inspector appointed by the Secretary of State

Decision date: 27 April 2021

Appeal Ref: APP/N5090/D/20/3263542

31 Hillview Gardens, Hendon, London NW4 2JJ

- 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 Rabbi and Mrs Rodal against the decision of London Borough of Barnet.
- The application Ref 20/3350/HSE, dated 22 July 2020, was refused by notice dated 17 September 2020.
- The development proposed is erection of a first floor side extension.

Decision

1. The appeal is allowed, and planning permission is granted for erection of first floor side extension at 31 Hillview Gardens, Hendon, London NW4 2JJ in accordance with the terms of the application, Ref 20/3350/HSE, dated 22 July 2020, and subject to the conditions set out in the attached schedule.

Main Issue

2. The main issue is the effect of the proposed extension on the character and appearance of the host dwelling and the surrounding area.

Reasons

3. Hillview Gardens comprises a residential street containing a mix of terrace, detached and semi-detached dwellings that follow a consistent building line. The dwellings are relatively similar in terms of their scale, while incorporating a variety of material finishes, roof shapes and architectural detailing which combine to give the street an attractive appearance.
4. The appeal site, an end dwelling in a terrace of five properties is located on a bend in the road which gives it a wider frontage, while also revealing its flank elevation more prominently to the street. The original dwelling has been subject to previous additions, in the form of an irregular shaped ground floor side extension emanating from the flank wall. Furthermore, a large roof extension has altered the profile of the dwelling's roof at its side and rear.
5. The proposed extension would sit above the existing ground floor addition while being set back from the dwelling's front elevation and stepped down from its roof line. Together with its width, which would not exceed that of the original house, the proposal would comply with the guidelines for the scale and positioning of side extensions set out in Sections 4.15 and 4.16 of the Council's Supplementary Planning Document¹ (the SPD). Moreover, the extension's shape and scale would assume an acceptable level of subordination to the host

¹ Residential Design Guidance Supplementary Planning Document (October 2016)¹ (the SPD).

dwelling, while it would not extend beyond the building's front, rear and side elevations.

6. The proposal's appearance would be consistent with the dwelling's primary frontage in terms of its roof formation, window arrangement and general profile, and would result in a more unifying relationship with the host property, in contrast to the existing roof and side extensions. This would also have the effect of enhancing, the appearance of the dwelling's existing side elevation, which has a somewhat irregular shape and arrangement.
7. From the street, the proposal would be visible given the orientation of the dwelling's flank wall, however, its scale and appearance would not result in any obvious discordance with the existing pattern of development along Hillview Gardens, nor would it dominate or overwhelm the terrace of properties it relates to. It is also noted that the proposal would maintain an acceptable visual gap with the neighbouring dwelling at No 33 Hillview Gardens, while also ensuring it would be consistent with the general pattern of spaces between properties along the street.
8. Taking all of the above into account, I conclude that the proposed extension would have an acceptable effect on the character and appearance of the host dwelling and the surrounding area. It would therefore accord with Policies DM01 of the DMP², Policy CS5 of the Core Strategy³ and Policies 7.4 and 7.6 of the London Plan (2016). Collectively, these require, amongst other things, that proposals respect the scale, appearance and height of buildings and the surroundings. The proposal also accords with the guidance of the SPD, as outlined above.

Other Matters

9. The Council has referred to a smaller scheme at the appeal site which was refused consent on the grounds of scale and design. However, I have not been provided with the full details of that scheme, or the planning policies in which it was assessed against. Accordingly, I am unable to draw any comparison between it and the appeal proposal.

Conditions

10. I have considered the Council's suggested conditions in accordance with the Planning Practice Guidance. In addition to the standard implementation condition it is necessary in the interests of precision, to define the plans with which the scheme should accord. A condition concerning external materials is required in the interests of the character and appearance of the area

Conclusion

11. For the above reasons the appeal is allowed subject to conditions.

RE Jones

INSPECTOR

² Barnet's Local Plan (Development Management Policies) Development Plan Document, September 2012 (the DMP)

³ Barnet's Local Plan (Core Strategy) Development Plan Document, September 2012 (the Core Strategy)

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 drawings: 031HG - A - 01 - 001 (Location Plan) 031HG - A - 01 - 001 (Existing Block Plan) 031HG - A - 01 - 001 (Existing Ground Floor) 031HG - A - 01 - 001 (Existing Second Floor) 031HG - A - 01 - 001 (Existing Roof) 031HG - A - 01 - 001 (Existing Sections) 031HG - A - 01 - 001 (Existing Elevation) 031HG - A - 01 - 001 (Existing Elevations) 031HG - A - 01 - 001 (Existing Front Visualization) 031HG - A - 01 - 001 (Existing Rear Visualization) 031HG - A - 01 - 001 (Proposed Ground Floor) 031HG - A - 01 - 001 (Proposed First Floor) 031HG - A - 01 - 001 (Proposed Second Floor) 031HG - A - 01 - 001 (Proposed Roof) 031HG - A - 01 - 001 (Proposed Section) 031HG - PE001 - 001 (Proposed Elevation) 031HG - PE002 - 001 (Proposed Elevation) 031HG - A - 01 - 001 (Proposed Visualization) 031HG - A - 01 - 001 (Proposed Visualization)
- 3) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

*****End of Schedule*****