



Appeal Decision

Site visit made on 31 August 2021

by David Troy BSc (Hons) MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 21 September 2021

Appeal Ref: APP/N5090/D/21/3272742

25 Langham Road, Edgware HA8 9EH

- 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 Mr Manuel Daniel Zehaliuc against the decision of the Council of the London Borough of Barnet.
 - The application Ref 21/0593/HSE, dated 3 February 2021, was refused by notice dated 1 April 2021.
 - The development proposed is alteration to first floor rear extension roof and insertion of skylights.
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Decision

1. The appeal is allowed and planning permission is granted for alteration to first floor rear extension roof and insertion of skylights at 25 Langham Road, Edgware HA8 9EH in accordance with the terms of the application, Ref 21/0593/HSE, dated 3 February 2021, subject to the following 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 approved plans: Site Location Plan, 25LR-110-01, 25LR-110-02, 25LR-110-03, 25LR-110-04, 25LR-110-05, 25LR-110-06, 25LR-300-10, 25LR-300-11, 25LR-300-12, 25LR-300-13, 25LR-300-14, 25LR-300-15.
 - 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.

Main Issue

2. The main issue is the effect of the proposed development on the character and appearance of the host property and the area, including the Watling Estate Conservation Area.

Reasons

3. The appeal property is a two storey extended end terrace dwelling located in a mature well-established residential area and the Watling Estate Conservation Area (CA), typically characterised by semi-detached and terraced properties set back from the road behind a front garden/driveway.
4. The surrounding terraced properties are of comparable scale and form, with distinctive steeply pitched and hipped roofs. The uniform architectural

character makes a positive contribution to the character of this part of the CA and is acknowledged in the Council's Character Appraisal Statement for the Watling Estate CA¹. The significance of these buildings to the CA can be readily appreciated within the immediate vicinity of the site.

5. The appeal site has an extensive planning history relating to proposals to extend the property, including planning permission for retention of a first floor rear extension and alterations to the roof including a hipped roof in 2019² and an appeal dismissed for alterations to the existing gabled roof over the first floor extension in 2021³. The proposal entails alterations to the previously approved scheme and involves the lowering of the existing roof over the first floor rear extension and the construction of a new hipped roof on the rear end of the first floor extension with insertion of 2 no. skylights.
6. Given the site's location, the proposal would only be visible over short distances from the adjacent properties. It would be seen in the context of the current varied architectural styles of the existing extensions and alterations at the rear of the appeal property and the surrounding properties.
7. Against this backdrop, the scale, form and siting of the proposed roof alterations to the first floor rear extension, would not appear significantly out of place or excessive in relation to the built form of the host property and the adjacent properties. The changes and reduction in the scale of the first floor extension and the new hipped roof would, in my view, address the concerns raised by the Inspector on the previous appeal scheme. The overall scale and proportions of the proposed extension, stepped down, together with use of matching materials and fenestrations would ensure the development would sit relatively unobtrusively against the two storey form of the host property. The proposal would therefore achieve an appropriate degree of subordination to the host property and as such would limit any significant adverse impacts on the street scene.
8. Given the location of the site within the CA, special attention must be paid to the desirability of preserving or enhancing the character or appearance of the area. I consider that the proposed development, by virtue of its scale, siting and design, would have a neutral material impact and would preserve the CA.
9. Consequently, I conclude that the proposed development would not have a harmful effect on the character and appearance of the area including the Watling Estate Conservation Area. It would be consistent with Policies DM01 and DM06 of the Barnet's Development Management Policies Document 2012, Policies CS1 and CS5 of the Barnet's Core Strategy 2012 and the Council's Residential Design Guidance Supplementary Planning Document 2016. These policies and guidance, amongst other things, seek to ensure that development is of a high standard of design that respects the local context in terms of appearance, scale and design of the development; responds to the overall character of the area; and preserves or enhances the character and appearance of the conservation areas.

¹ Paragraphs 5.5 and 6.1 of the Council's Watling Estate Conservation Area Character Appraisal Statement 2007

² 19/4393/HSE

³ APP/N5090/D/20/3261346

Conditions

10. Having regard to the National Planning Policy Framework, and in particular paragraph 56, I have considered the conditions suggested by the Council. In addition to the standard time limit condition, I have specified the approved plans as this provides certainty. In order to protect the character and appearance of the area, I have also imposed a condition requiring that the external surfaces of the development match those of the existing property.

Conclusion

11. For the reasons given above and having considered all other matters raised, I conclude that the appeal should be allowed.

David Troy

INSPECTOR