



Appeal Decision

Site visit made on 23 November 2021

by Michael J Muston BA(Hons) MPhil MRTPI

an Inspector appointed by the Secretary of State

Decision date: 30 November 2021

Appeal Ref: APP/N5090/D/21/3280576

23 Oakmead Gardens, Edgware, Middlesex HA8 9RW

- 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 Norah Penawou against the decision of the Council of the London Borough of Barnet.
 - The application Ref 21/2506/HSE, dated 27 April 2021, was refused by notice dated 30 June 2021.
 - The development proposed was originally described as a loft extension.
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Decision

1. The appeal is dismissed.

Procedural Matter

2. The development was described on the application form as set out in the heading above. This was amended by the Council, to "*roof extension involving hip to gable and rear dormer window*". This is also the description used by the appellant on her appeal form, and describes the works more fully than the original description. I have therefore used this amended description as the basis for my decision.

Main Issue

3. The main issue is the effect of the proposed development on the character and appearance of the area.

Reasons

4. Oakmead Gardens is a residential cul-de-sac comprising two storey semi-detached and detached houses. As the appellant points out in her grounds of appeal, these houses display considerable variation in respect of design and materials. However, I observed on my site visit that the eaves level of the houses is at a reasonably constant height, thereby providing a sense of continuity when moving down the street. Despite the existence of gables on No 23, this consistency of eaves height includes the appeal site, with views along the street including the eaves on the northern-most part of the house.
5. The appeal proposal would involve the raising of the eaves at No 23 by over a metre. This would appear as obviously out of keeping with the rest of the houses in the street. In addition, the extended section of the appeal property would include a gable with a slacker pitch than found elsewhere on the house. This would be particularly noticeable from the footway along the southern side

of the Watford by-pass, immediately to the north of the site. This would not appear as out of character with the flat-roofed 'Briardale' block of flats to the east, but would look incongruous when seen in relation to the rest of the appeal property. The combination of this feature and the raised eaves would mean that No 23 would appear as at odds with its neighbours in Oakmead Gardens to a significantly greater extent than is the case already, such that the character and appearance of the street would be unacceptably harmed.

6. I conclude that the proposal would have an unacceptably adverse effect on the character and appearance of the area, contrary to Policy D3 of the London Plan (2021), Policy CS5 of the LB Barnet: Core Strategy (2012), and Policy DM01 of the LB Barnet: Development Management Policies DPD (2012). These policies seek, amongst other things, development that respects local context and distinctive local character, and that does not cause harm to the character or appearance of the property or area.

Conclusion

7. For the reasons set out above, I conclude that the appeal should be dismissed.

Michael J Muston

INSPECTOR