



Appeal Decision

Site visit made on 12 November 2021

by J Somers BSocSci (Planning) MA (HEC) MRTPI IHBC

an Inspector appointed by the Secretary of State

Decision date: 3 December 2021

Appeal Ref: APP/N5090/D/21/3281202

44B Audley Road, Hendon, London NW4 3EY

- 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 Denise Bailey against the decision of the London Borough of Barnet.
 - The application Ref 21/2224/FUL, dated 12 April 2021, was refused by notice dated 15 June 2021.
 - The development proposed is a roof extension including dormer window to rear outrigger.
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Decision

1. The appeal is allowed and planning permission is granted for a Roof extension including dormer window to rear outrigger in accordance with the terms of the application Ref 21/2224/FUL, dated 12 April 2021, subject to the following conditions:
 - 1) The development hereby permitted shall be carried out in accordance with the approved drawings listed below:
 - Drg No 1663 - 103 - 01 - Proposed Floor Plans, Dated Apr 2021
 - Drg No 1663 - 104 - 01 - Proposed Floor and Roof Plans, Dated Apr 2021
 - Drg No 1663 - 203 - 01 - Proposed Elevations, Dated Apr 2021
 - Drg No 1663 - 204 - 01 - Proposed Elevations, Dated Apr 2021
 - Drg No 1663 - 301 - 01 - Proposed Section, Dated Apr 2021
 - 2) The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
 - 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.

Preliminary Matter

2. The description of the development has been taken from the Council's Decision Notice as this more succinctly describes the elements requiring planning permission.

Main Issue

3. The main issue is the effect of the proposed development upon the character and appearance of the host building and the surrounding locality.

Reasons

4. The appeal site is located along Audley Road, which forms one of a number of streets in the local area that contains formally laid out speculative housing which appears to date from the early twentieth century. The dwellings along Audley Road tend to be semi-detached or terraced in groups of 4 buildings. Whilst there is a small variance in design and massing, the buildings contain similar design elements with a main pitched roof with small projecting gable, some of which have mock Tudor-style boarding within the gable which surmounts a two storey bay window being a dominant characteristic of the street scene.
5. To the rear of many of the dwellings is a two storey rear wing which shares the pitched and gabled roof form of the neighbouring dwelling. It would appear from the high parapet walls visible in gaps between properties, that dwellings were originally a much more modest size with a number of dwellings along Audley Road having undergone a number of extensions to the roof forms with the addition of rear dormer windows and extensions over the rear wing. These alterations have changed the character somewhat from the original designs. The street scene also has a presence of vegetation from front garden vegetation along with street trees which contribute to the positive qualities of local character and distinctiveness found within the locality.
6. The appeal site displays a number of positive qualities which are experienced within the street scene, and appears to be one of the original semi-detached properties which has an Edwardian appearance with a pitched roof and forward projecting canted bay window with projecting gable roof. To the rear the dwelling is a two storey rear wing which shares the gable end roof form with its neighbouring dwelling. Later alterations include the construction of a dormer window to the rear of the main roof.
7. In undertaking extensions and alterations to existing dwellings, the Barnet Core Strategy (CS) Policies CS1 and CS5 seeks that new development respect local context and distinctive local character creating places of high quality design. The Development Management Policies Development Plan Document 2012 (DPD) Policy DM01 seeks that development be based upon and understanding of local characteristic and should preserve or enhance local character in terms of appearance, massing, height and their relationship to the surrounding layout. These policies are supported by a Residential Design Guidance Supplementary Planning Document (SPD) which provides further guidance and advice with regards to appropriate design principles employed in extensions and alterations.
8. The main concerns raised in the Planning Officer's Report are with regards to the cumulative depth of the proposed dormer window along with the subservience of the proposal. The proposed dormer extension to the rear wing would be joined onto the existing rear dormer to the main roof. I note concerns from the Council's Officer report regarding the depth of the extension when taken cumulatively, however the SPD guidance shows that roof extensions that take up half the depth of the rear wing may be acceptable¹. In this particular case, a good proportion of the existing pitched roof form would remain which would allow the proposed dormer to have a subservient depth to the existing roof form. The height of the proposed dormer would not exceed the height of

¹ Residential Design Guide SPD Page 51 - Scale

the main roof, with proposed rear windows of the dormer window being of similar size and alignment with the windows below. The development would be much more modest than roof extensions visible through gaps along this road and provides a relatively proportionate and subservient addition to the existing dwelling which reflects the general nature of development found within the locality.

9. In conclusion of this matter, the proposed scheme would present an appropriate architectural approach which is subservient, proportionate and would be in keeping with the building and its context. Consequently, the scheme would be made in accordance with CS Policies CS1 and CS5 and DPD Policy DM01 as described above. The scheme would also be compliant with Policy D3 of the London Plan which seeks a design led development which reflects local character and context.

Conclusion and Conditions

10. For these reasons, and having considered all matters raised in evidence and from what I saw during my site visit, I conclude that the appeal should be allowed and planning permission granted, subject to the conditions as detailed previously.
11. The Council in their Appeal Form response detailed that should the appeal be allowed, that conditions regarding time limit, approved plans and materials which match existing be placed on any decision notice. I have considered the conditions as specified in the beginning of this letter in accordance with the Planning Practice Guidance (PPG). Conditions 1 and 2 are standard conditions which set the standard time limit and approved plans which are necessary for the avoidance of doubt and in the interests of proper planning. Condition 3 seeks that the scheme is constructed in matching materials which are necessary as this condition enables the development to fit in with the character and appearance of the existing dwelling and the locality.

J Somers
INSPECTOR