



Appeal Decision

Site visit made on 24 January 2023

by Chris Couper BA (Hons) Dip TP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 10 February 2023

Appeal Ref: APP/N5090/W/22/3303553

First floor flat, 53B Dallas Road, Hendon, Barnet, London NW4 3JB

- 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 Flamur Halilaj against the decision of the Council of the London Borough of Barnet.
 - The application Ref 22/2302/FUL, dated 28 April 2022, was refused by notice dated 28 June 2022.
 - The development proposed is a loft conversion, hip to gable and associated rear dormer.
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Decision

1. The appeal is dismissed.

Main Issue

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

Reasons

3. The host comprises an end of terrace two storey property, which is prominently sited on the corner of Dallas Road and Sturgess Avenue. In common with 55 Dallas Road on the opposite side of the junction, it terminates with a hipped roof facing the side road.
4. I observed on my visit some gabled roofs on corner plots at 1 Audley Road, and at 17, 31 and 33 Park Road. However, those examples are some distance from this site, and I noted that the streetscene in Sturgess Avenue, and the prevailing form of its buildings, is two storey terraces, which finish with a hipped roof.
5. In that context, the proposed hip to gable extension here would appear overly dominant, particularly given that the property's flank wall abuts the pavement; it would unbalance this road junction; and it would not reflect the area's prevailing character. That impact would be particularly noticeable in the streetscene when approaching along Sturgess Avenue from the north-east.
6. Whilst the appellant asserts that a loft conversion was approved at the host property in 2016, the Council contests that, and I have no substantive evidence that planning permission has ever been granted for a hip to gable extension here.

7. However, a scheme involving a hip to gable extension at this property was previously dismissed at appeal (Ref: APP/N5090/W/18/3212990). I have no cogent reason to disagree with that Inspector's conclusion that it would be inconsistent with the roof form on the opposite side of the junction, and that it would harm the character and appearance of the streetscene.
8. In its favour, the scheme would enhance the size of this small flat and it would provide the family living there with more space. However, that benefit to the occupants does not outweigh the public harm that it would cause.
9. The proposal would thus conflict with Policy D3 of the London Plan 2021, Policies CS1 and CS5 of the Barnet Local Plan Core Strategy 2012, and Policy DM01 of the Barnet Local Plan Development Management Policies 2012. Amongst other things, and in general terms, these seek the highest standards of urban design, and respect for local context and character, having regard to matters such as building form.
10. It would also conflict with the Barnet Residential Design Guidance Supplementary Planning Document 2016. This states that development should respect an area's character, which is derived from attributes such as its built form, and whether or not gable end extensions are a characteristic feature. It would also conflict with its stance that extensions should normally appear subordinate to the original house, should respect the original building, have an appropriate roof form, and should not appear overly dominant.
11. For those reasons, and having regard to all other matters raised, the appeal is dismissed.

Chris Couper

INSPECTOR