



Appeal Decision

Site visit made on 19 February 2024

by P Eggleton BSc(Hons) MRTPI

an Inspector appointed by the Secretary of State

Decision date: 8 March 2024

Appeal Ref: APP/N5090/D/23/3335038

Friars Corner, 155A Friern Barnet Lane, Barnet, London N20 0NP

- 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 Rajesh Patel against the decision of Barnet London Borough Council.
 - The application Ref 23/4040/HSE, dated 18 September 2023, was refused by notice dated 22 November 2023.
 - The development proposed is a loft extension including new crown roof, solar panels, with partial gable ends and side dormer in addition with alterations to the existing conservatory.
-

Decision

1. The appeal is allowed and planning permission is granted for a loft extension including new crown roof, solar panels, with partial gable ends and side dormer in addition with alterations to the existing conservatory at Friars Corner, 155A Friern Barnet Lane, Barnet, London in accordance with the terms of the application, Ref 23/4040/HSE, dated 18 September 2023, subject to the following conditions:
 - 1) The development hereby permitted shall be begun before the expiration of three years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: PP-12465735v1, 155A_001B, 155A_002B, 155A_003B, 155A_004B, 155A_005B, 155A_006B, 155A_007B, 155A_008B and 155A_009B.

Main Issue

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

Reasons

3. The council's concern relates only to the elements of the proposal that relate to the raising and alterations to the roof. The house itself is a relatively modern property and its design is of limited architectural interest particularly when considered alongside the distinctive properties to each side. Despite the prominent corner position, the house sits relatively unobtrusively, being of a lower height and having a less elaborate design than its neighbours.
-

4. These changes would increase the height of the roof but provide a more cohesive design including a front facing gable. The gable would have a steeper pitch than the existing and would be more in keeping with the twin gables of the neighbouring building. The steeper pitch of the main roof would also help to create a more vertical emphasis to the design. The gable would add interest to the property and overall, the new proportions and detailing would be more in keeping with the form and scale of the neighbouring houses. Whilst it would remain lower than the adjacent property and less distinctive, it would nevertheless provide an improved presence to this important corner. The side facing dormer would represent a weak design element that would detract from the composition but this would be set back from the frontage and would be of limited public prominence.
5. The works proposed overall, would enhance the appearance, proportions and design interest of this property. It would therefore, despite the shortcomings associated with the side dormer, enhance the character and appearance of the area. There would therefore be no conflict with the design aspirations of policies CS1 and CS5 of Barnet's Local Plan - Core Strategy Development Plan Document (2012); policy DM01(a&b) of Barnet's Local Plan - Development Management Policies Development Plan Document (2012); or policy D3 of the London Plan (2021). There would also be no conflict with the Council's Residential Design Guidance (2016) or the *National Planning Policy Framework* 2023 as it is likely to function well and would add to the overall quality of the area.
6. In conclusion, the proposal would improve the appearance of the dwelling and would be of benefit to the street scene. As there are no matters that weigh significantly against the proposal, I allow the appeal.
7. I have imposed conditions relating to the commencement of development and the details of the approved plans for the avoidance of doubt and in the interests of proper planning. The plans set out the details of the materials to be used and are clear as to which windows would be obscure glazed. A further condition relating to these matters is not therefore necessary. The council suggest that a condition should be imposed to prevent any further windows being inserted into the side elevation following completion of these works. No information is provided as to why this would be likely and I am not satisfied that such a condition would be necessary.

Peter Eggleton

INSPECTOR