



Appeal Decision

Site visit made on 25 March 2024

by C Livingstone MA(SocSci) (Hons) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 29th April 2024

Appeal Ref: APP/N5090/W/23/3328052

49 Woodville Road, Golders Green, Barnet, London NW11 9TS

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by UPP against the decision of the Council of the London Borough of Barnet.
 - The application Ref is 23/1411/FUL .
 - The development proposed is the creation of two front doors to the existing flats.
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Decision

1. The appeal is dismissed.

Main Issue

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

Reasons

3. The application site is in a predominantly residential area, comprised of mainly two-storey terraced, single family, properties that are designed to mirror their neighbour on one side. Although the front elevation of some properties have been altered over time, they retain a single front entrance door and most remain symmetrical with their neighbour. The appeal property, 49 Woodville Road (No.49) is mid terrace and was previously converted in to two flats. The flats are currently accessed via a single door on the front elevation and there are two separate entrance doors for each flat from within the porch.
4. The proposal is for alterations to allow for the formation of two separate entrance doors on the front elevation. The doors would be next to each other and would be a dark colour to ensure they appeal recessive in the street scene.
5. However, while it is acknowledged that the appeal property has been altered in the past, it retains a degree of symmetry with neighbouring property 51 Woodville Road (No.51). Also, despite being converted, the appeal property appears as a single family dwelling. The formation of two separate entrance doors on the front elevation would imbalance the appearance of No.49 and neighbouring property No.51 and harm the residential character of the area which is defined by single family dwellings.
6. For the reasons detailed above the proposal would have a harmful effect on the character and appearance of the area. The development is therefore contrary to Policy D3 of the London Plan 2021, Policy CS5 of Barnet's Local Plan (Core Strategy) Development Plan Document 2012 (CS) and Policy DM01 of Barnet's Local Plan (Development Management Policies) Development Plan Document

2012 (DPD). These policies require that development, among other things, responds to the existing character of a place by identifying the special and valued features and characteristics that are unique to the locality and respects local context and distinctive local character.

7. The proposal is also contrary to the guidance provided within the Local Plan Supplementary Planning Document: Residential Design Guidance 2016 (RDG). Section 15 of this guidance acknowledges that a good conversion should result in minimum external alterations and that replacing the existing front door with two doors next to each other should be avoided.
8. Policy CS1 of the CS relates to Barnet's overarching place shaping strategy and is not relevant in the detailed assessment of alterations to the building.

Other Matters

9. My attention has been drawn to three other properties within the area at 46, 48 and 68 Woodville Road. However, these properties have a front door with a side window or side panel and as such do not form a direct parallel to the appeal proposal.

Conclusion

10. The proposal would allow for greater privacy for residents and in creating an independent entrance for each flat. This may also reduce the risk of transmission of infectious diseases. However, the benefits in these respects are not sufficient to outweigh the harm I have identified above.
11. For the reasons given above the appeal should be dismissed.

C Livingstone

INSPECTOR