



Appeal Decision

Site visit made on 18 May 2024

by A. J. Boughton MA (IPSD) Dip.Arch. Dip.(Conservation) RIBA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 24th June 2024

Appeal Ref: APP/N5090/D/24/3339693

164 Abbots Road Edgware HA8 0SA

- 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 Arjan Sulaj against the decision of London Borough of Barnet.
 - The application Ref: 23/4936/HSE dated 16 November 2023 was refused by notice dated 12 January 2023.
 - The development sought is Roof extension involving rear dormer window and 2 no front facing rooflights.
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Decision

1. The appeal is allowed and planning permission is granted for Roof extension involving rear dormer window and 2no front facing rooflights at 164 Abbots Road Edgware HA8 0SA in accordance with the terms of the application dated 16 November 2023 and the drawings submitted with it subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: LBA3372-02/LB and LBA3372-03/LB.
 - 3) Prior to the commencement of the development hereby approved, drawn construction details of the dormer roof extension at a scale of 1:20 or larger, and trade details of the rooflights appearing on the approved plans (together with details of materials to be used in the external surfaces of the dormer) shall be submitted to, and approved in writing by, the local planning authority. The development shall proceed in accordance with the approved details.

Main Issue

2. The main issue is the effect of the proposal upon the character and appearance of the host dwelling and the surrounding area including upon the character and appearance of the Watling Estate Conservation Area (WECA).

Reasons

3. Abbots Road sits within an area of two-storey housing; the Watling Estate Conservation Area (WECA) and, according to the Council's Character Appraisal Statement (adopted July 2007)(CAS), the 'main residential' character area. The appeal site (No.164) is a mid-terrace dwelling which, with its neighbours, is arranged in terrace blocks, with a pan-tiled roof and front entrance doors paired

with its neighbour under an arched recess. In common with much of the area, the appeal site features a modest rear gardens and a small hedged front garden area. The proposal would create an additional level of accommodation in the roof void with two 'conservation style' rooflights to the front roof slope and a part-height dormer to the rear.

4. It is apparent that the reasons for the WECA's designation relate largely to the 'layout form, scale and building design¹' which is consistent across the character area, mentioning 'Cohesive and deliberate layout and designs that effectively utilise space (together with) Careful groupings of buildings reinforce a sense of community e.g. small cul-de-sacs and small intimate groupings²'. Barnet's Local Plan Residential Design Guidance (Design Guidance) points to the importance of scale, massing and roof form where these reflect local character also to (roof) pitches and factors such as eaves detailing being fundamental to impact on its local character.
5. These are important indications as to what can be harmful detractors of environmental quality. The proposal would not change the pitch, finish or perimeter detailing of the roof surfaces, nor would the proposed rear dormer be apparent in the street scene. The insertion of small 'conservation style' rooflights would not change the general form and appearance of the roof. Overall the extent of material change to the form of the building arising from the proposal would be limited and viewed only from within the rear garden areas of neighbouring housing. Having regard to the tests set out in Section 72 of the Planning (Listed Buildings and Conservation Areas) Act (1990), my observations direct that by its location, the proposal would not significantly harm the characteristics which contribute to the reasons for the designation of the WECA, the character and appearance of which would thereby be preserved.
6. As I have concluded that by its position and lack of prominence that there would be little harm to the character and appearance of the WECA from the proposed dormer window or rooflight insertion, overall I find little conflict with Policies CS5 of the Barnet Local Plan Core Strategy (2012) (Core Strategy) or DM06 of the Barnet Local Plan Development Management Policies (2012) (BDMP) which together seek that development should respect local context and that heritage assets are protected in line with their significance.
7. Consequently, for the reasons given and having regard to all matters raised, the appeal succeeds subject to the usual plans and timing condition and a requirement for details of the proposed work to be sought in order that it is carried out in accordance with the basis of this decision.

Andrew Boughton

INSPECTOR

¹ CAS section 5 page 13

² CAS at 6.1