

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 16th December 2014

Report of

Assistant Director, Planning,
Highways & Transportation

Contact Officer:

Andy Higham 020 8379 3848
Sharon Davidson 020 8379 3841
Mr Ray Reilly 020 8379 5237

Ward:

Winchmore Hill

Ref: 14/03486/FUL

Category: Full Application

LOCATION: 104A Derwent Road, London, N13 4PX,

PROPOSAL: Two storey rear extension at basement and ground floor level.

Applicant Name & Address:

Mrs Maria Pantelli
104a Derwent Road
London
N13 4PX

Agent Name & Address:

Mr George Nicola
242 Brunswick Park Road
Barnet
London
N11 1EX

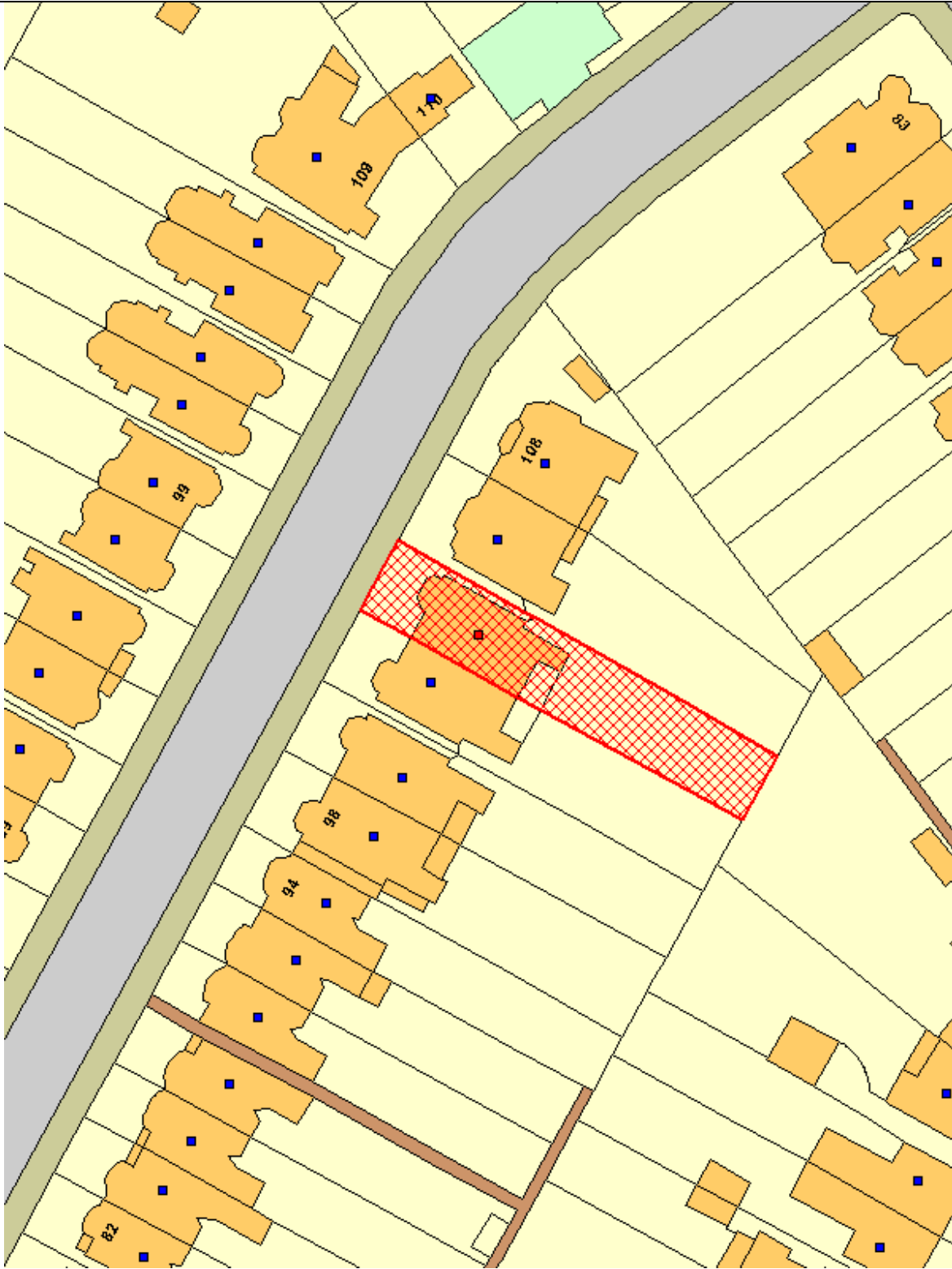
RECOMMENDATION:

That planning permission be **GRANTED** subject to conditions.

Note for Members

This application would normally be dealt with under delegated authority but has been brought before the Planning Committee at the request of Councillor Hurer.

Ref: 14/03486/FUL LOCATION: 104A Derwent Road, London, N13 4PX,



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Scale 1:1250

North



1. Site and Surroundings

- 1.1 The application site is located on the south eastern side of Derwent Road and forms one of a pair of semi-detached properties located close to the junction of Derwent Road and Fox Lane. The property in question is the ground floor flat. The site is joined to Number 102, a semi-detached property of a similar design and scale that has also been converted into flats. On the other side, the property adjoins Number 106, but is separated by a distance of approximately 1.5 metres from the application property.
- 1.2 It is worth noting that at the rear of this section of the street there is a steep drop from internal ground floor level to rear garden level of approximately 1.25 to 1.3 metres.
- 1.3 The surrounding area is pre-dominantly residential in nature primarily composed of large residential houses or properties in converted flats in semi-detached built form. The site is in the Lakes Estate Conservation Area

2 Proposal

- 2.1 Planning permission is sought for the construction of a two storey rear extension. The application originally proposed an extension above ground 4m deep and over 4 metres high which was deemed excessive and unacceptable. Due to these concerns amended plans have now been submitted to reflect the following:
 - Two Storey rear extension 4.5m deep at basement level and stepped in to 3m deep at ground floor level. Total width 6.4 metres and total height 3.5m above ground level on the side flanking 102 Derwent Road and height of 3.8m on the side next to 106 Derwent Road. The height of the two storey extension including basement level would be 6 metres
 - The extension would have a flat roof with a height of 3.2 metres.
 - It is proposed to be finished in materials to match the existing property, but would have a relatively modern appearance due to the double height appearance and the rear glazed patio doors.

3 Planning History

- 3.1 TP/90/0092: Conversion of property into 3 self-contained flats with two car parking spaces in front garden. This application was granted with conditions on 19th of January 1990.
- 3.2 TP/90/0092/1: Details of levels walling/fencing and surfacing submitted pursuant to conditions 2 3 and 4 of planning permission dated 2 July 1990 (Ref.TP90/0092) for conversion of property into 3 self-contained flats. Approved

- 3.3 TP/90/1194: Conversion of existing ground floor flat into a bedsitter and a 1 bed-flat including provision of additional car parking space in front garden. This application was refused on 24th of September 1990.

4.0 Consultation

4.1 Statutory and Non-Statutory Consultees

4.1.1 Conservation Officer:

Due to the existing alterations to the rear elevation, it is not thought that the building will incur the significant loss of historic fabric as a result of the proposed works. The design of the proposed extension is sympathetic in terms of massing and materials and will not harm the surrounding conservation area. The extension is sited to the rear of the building and will therefore not interrupt the existing balance and homogeneity of the surrounding streetscape. It is recommended that samples of the types of materials and finishes to be used in the proposed development be conditioned, to ensure that the new building is of a high quality throughout and materials and finishes are sympathetic to the character and appearance of the conservation area. In addition, it is recommended conditions be attached requiring further details of the new door openings and glass balustrading with metal supports, at a scale no larger than 1:20.

4.2 Public

4.2.1 Consultation letters were sent to 9 neighbouring properties on 3rd of September. A site notice was also displayed at the site on the 16th of September and the development was advertised in a local newspaper.

4.2.2 Three letters of objection have been received from the adjoining neighbours in relation to consultation on the original submitted drawings, stating some or all of the following concerns:

- The proposed extension for 4 metres and a further 2 metres at basement level with a patio is excessive and would impact on a number of neighbouring properties.
- The vast amount of demolition work likely to continue for months would be noisy and unbearable.
- It would cause general disruption to the street with coming and goings of vehicles and loss of parking spaces.
- This would be out of character with the Conservation Area and may contravene Conservation Area guidelines.
- All the soil and rubble would have to be taken through a narrow alleyway between 104 and 106.
- The proposed extension would severely effect upon the level of natural light into the rear windows and patio area of Number 102A Derwent Road.
- The proposed works would have structural implications for the adjoining properties.

4.2.3 In addition, The Fox Lane Residents Association raised the following objections:

- This is a development not common within the Conservation Area.
- It would undoubtedly impact upon neighbouring amenity.
- Potential problems with noise and disturbance and subsidence.
- This will set a negative precedent for other such developments in the Conservation Area.

4.2.4 On receipt of amended plans a second consultation exercise has been undertaken. No further comments have been received, including from the Fox Lane Residents Association .

4.2.5 The Lakes Estate Conservation Group raised no objections.

5. Relevant Policy

5.1 The Development Management Document (DMD) was adopted by the Council on 19th November 2014. The DMD provides detailed criteria and standard based policies by which planning applications will be determined, and is considered to carry significant weight.

5.2 The London Plan

- 7.4 Local character
- 7.6 Architecture
- 7.8 Heritage Assets and Archaeology

5.3 Core Strategy

- CP30 Maintaining and improving the quality of the built and open environment
- CP31 Built and Landscape Heritage

5.4 Development Management Document

- DMD11 Rear Extensions
- DMD37 Achieving High Quality and Design Led Development
- DMD44 Preserving and Enhancing Heritage Assets

5.5 Other Relevant Policy

- National Planning Policy Framework
- National Planning Policy Guidance
- Lakes Estate Conservation Area Character Appraisals

6. Analysis

6.1 The principle issues for consideration under this application are the design and appearance of the proposed extension and its impact to the Conservation Area and the impact it would have in terms of the residential amenity,

particularly for the occupiers of the neighbouring properties at Numbers 102, upper floors of 102 and 104 and Number 106.

6.2 Design Appearance and Impact on the Character of the Conservation Area

6.2.1 DMD 37 aims to ensure that all development achieve a high standard of design. This is supported within Policy 7.4 of the London Plan. Policy DMD 44 part B states that developments affecting heritage assets or their setting should seek to complement the asset in all aspects of its design, materials and detailing. This is supported within Policy 7.8 of the London Plan which states that that development affecting heritage assets should be sympathetic to their character.

6.2.2 The application proposes a two storey rear extension. Amended drawings have been submitted to reflect a reduced extension that is now proposed 4.5m deep at basement level, stepped into 3m deep at ground floor level with an above ground level height of 3.5m next to Number 102 and 3.8m on the side flanking Number 106. The proposal also includes a sunken patio area to the rear of the basement level extension. The materials proposed are stock bricks to match the existing property. It would have a flat roof over, with side parapet walls and the rear elevation at both levels would be formed with aluminium powder coated bi-folding doors.

6.2.3 The proposed extension is located to the rear of the property, is not visible from the public realm and would have no impact on the character or appearance of the Conservation Area. The walls and roof of the extension are proposed in materials to match the existing house. It is recognised that the double height rear elevation of the extension, including the bi-fold doors, is not a common feature within the area and represents a more modern design approach. However, the adopted policies do not preclude such a design approach in Conservation Areas. It is understood that the basement element has been incorporated into the scheme because it can be easily constructed, due the significant drop in land levels (1.5m) at the rear of the site. Were the proposal for a ground floor extension only, due to this drop in land levels at the rear, the development would require a significant level of structural concrete formwork and making up of the ground in any event.

6.2.4 Whilst it is recognised that the proposed extension is a sizeable extension to the flat, it is considered that it is acceptable in terms of design and will not result in harm to the character or appearance of the Conservation Area. This approach has been agreed by the Councils Conservation Officer who has raised no objections subject to conditions in relation to materials.

6.2.5 In conclusion having regard to Policy DMD37, DMD44, CP30 and CP31 and 7.4 and 7.8 of the London the proposed scheme from the perspective of design and impact on the character of the existing house and adjoining conservation is considered acceptable.

6.3 Neighbouring Amenity

6.3.1 The main properties to address in terms of neighbouring amenity are at Number 102A, uppers floors of 102 and 104 and at 106.

Impact onto Number 102A (Ground Floor Flat)

- 6.3.2 Number 102 is attached to 104 and sits to the immediate south of the site. At present both properties have original single storey lean-to additions approximately 1.8m deep, that also link into side facing rear extensions that extend 5.5m deep. Both properties have raised patio areas set approximately 400mm below internal ground level and approximately 900mm above rear garden levels.
- 6.3.3 The application originally proposed a two storey rear extension 4.5m deep at both ground and basement level and at a height of over 4 metres above the patio level of Number 102. This was considered unacceptable in terms of neighbouring amenity. Following discussions, the applicant amended the plans reducing the depth of the extension to 3 metres at ground level and in height to 3.5m to the top of the parapet wall level, from the outside patio level at Number 102. When viewed internally from the ground floor flat at Number 102 the height of the ground floor element would appear as 3m high.
- 6.3.4 DMD 11 states that single rear extensions on terraced/ semi-detached properties should not exceed 3m deep and in the cases of flat roofs including parapets not exceed a height of 3.5m. This amended proposal now complies with this policy and it is considered overall the proposal would not have an unacceptable impact on the rear patio area of Number 102 and also when viewed internally. The proposed extension is also set north of Number 102, therefore should not result in an unacceptable loss of light.
- 6.3.5 It is recognised that the basement element projects a further 1.5m deeper. However, due to its subterranean nature, below the rear patio area of Number 102, it would not create any significant neighbouring amenity concerns. It is recognised that objections have been received about the scale of works associated with the basement element and potential for structural subsidence. These comments are noted. However, such structural issues are a matter to be dealt with at Building Regulations stage and/or under Party Wall Legislation.
- 6.3.6 Officers originally raised concerns about the potential for overlooking and loss of privacy from the flat roof area on top of the basement roof extension outside the back bi-fold door of the ground floor level. The applicant has stated it is not their intention to use this area as an amenity terrace or balcony. To restrict its use a roof planting box has been proposed to restrict its use in combination with a screened fence on the boundary line 1.65m high. It is considered this is an acceptable arrangement to discourage overlooking and secure privacy. However a planning condition has been recommended restricting the use of the flat roofs in any event. . Subject to this condition, the impact of the amended scheme onto Number 102 is now considered acceptable.

Impact on Upper Floors Flats of 102 and 104.

- 6.3.7 Whilst the proposed extension would be visible from the upper floor flats of both 102 and 104 it is not considered that it would have an undue impact in terms of outlook.. The application proposes a flat rooflight on the extension. To ensure privacy of the applicants and future residents, a condition would be imposed to ensure this roof light is obscured glazed.

Impact on Number 106

- 6.3.8 Number 106 is set to the north of the application site. At present there is a single storey rear extension projecting on this side of 104 at 5.5m deep and to a height of 4m from ground level which slopes down to a height of 3m at eaves level. It is 1.8 metres from the common boundary.
- 6.3.9 This is to be demolished as part of the proposed works and on this side the new extension would be built 5.8m deep to a height of 3.8m to the top of the parapet wall from ground level, whilst still set 1.8m from the boundary. Therefore this would result the extension on this side being 300mm deeper and slightly higher due to the parapet wall.
- 6.3.10 It is considered this arrangement is acceptable and it is considered that it would have a negligible additional impact to the occupants of Number 106. In addition due regard must be given to the fact that the rear windows and doors at this rear section of the Number 106 are all obscured glazed and appear to serve utility rooms or bathrooms.
- 6.3.11 Therefore in conclusion it is considered the proposed extension will not have an unacceptable impact to the amenity of the occupiers of Number 106 having regards to Policy DMD 11 of the Development Management Document.

7. Conclusion

- 7.1 Having regard to the above, it is considered that the amended scheme as submitted is acceptable. Although a more modern design is proposed, it would not have an unacceptable impact on the character of the original property or harm the character or appearance of the Conservation Area. In addition, it is considered that the proposed extension has been sufficiently reduced in size at ground floor level so as not to have an unacceptable on the amenities of adjoining neighbours.

8. Recommendation

- 8.1 That planning permission be GRANTED subject to the following conditions:
1. The development hereby permitted shall be carried out in accordance with the approved plans, as set out in the attached schedule which forms part of this notice.

Reason: For the avoidance of doubt and in the interests of proper planning.
 2. The development shall not commence until details of the external finishing materials to be used have been submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details.

Reason: To ensure a satisfactory external appearance.
 3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, or any amending Order, no balustrades or other means of enclosure shall be erected on the roof of the basement extension as shown on drawings numbers

MP/PL/14/4 Rev A, MP/PL/14/5 Rev C and MP/PL/14/7 Rev C. No roof of any part of the extension(s) shall be used for any recreational purpose and access shall only be for the purposes of the maintenance of the property or means of emergency escape.

Reason: To safeguard the privacy of the occupiers of adjoining properties.

4. The proposed timber privacy screen shown on Drawing MP/PL/14/5 Rev C shall be implemented upon completion of the proposed extension hereby approved and retained in perpetuity.

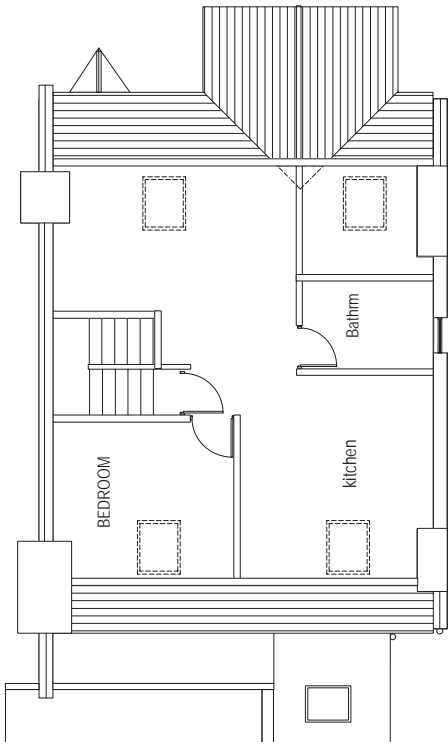
Reason: To safeguard the privacy of the occupiers of adjoining properties.

5. The proposed rooflight shown on Drawing MP/PL/14/7 Rev C shall be obscured glazed.

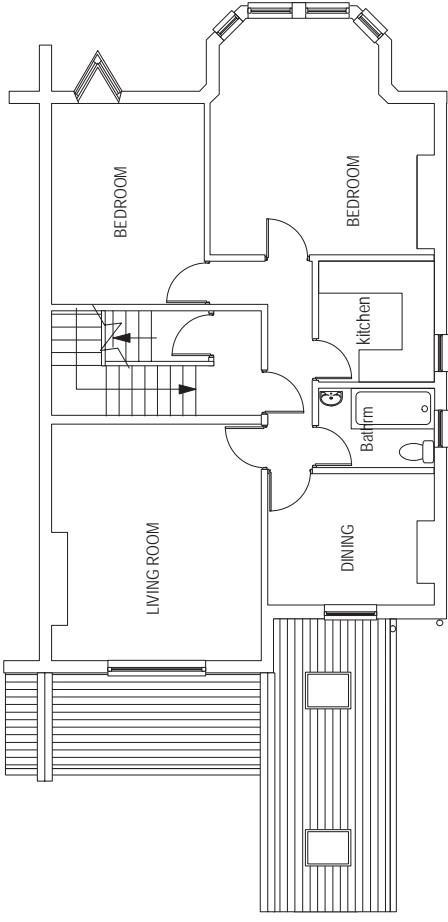
Reason: To safeguard the privacy of the current and future occupiers of 104A Derwent Road.

6. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of the decision notice.

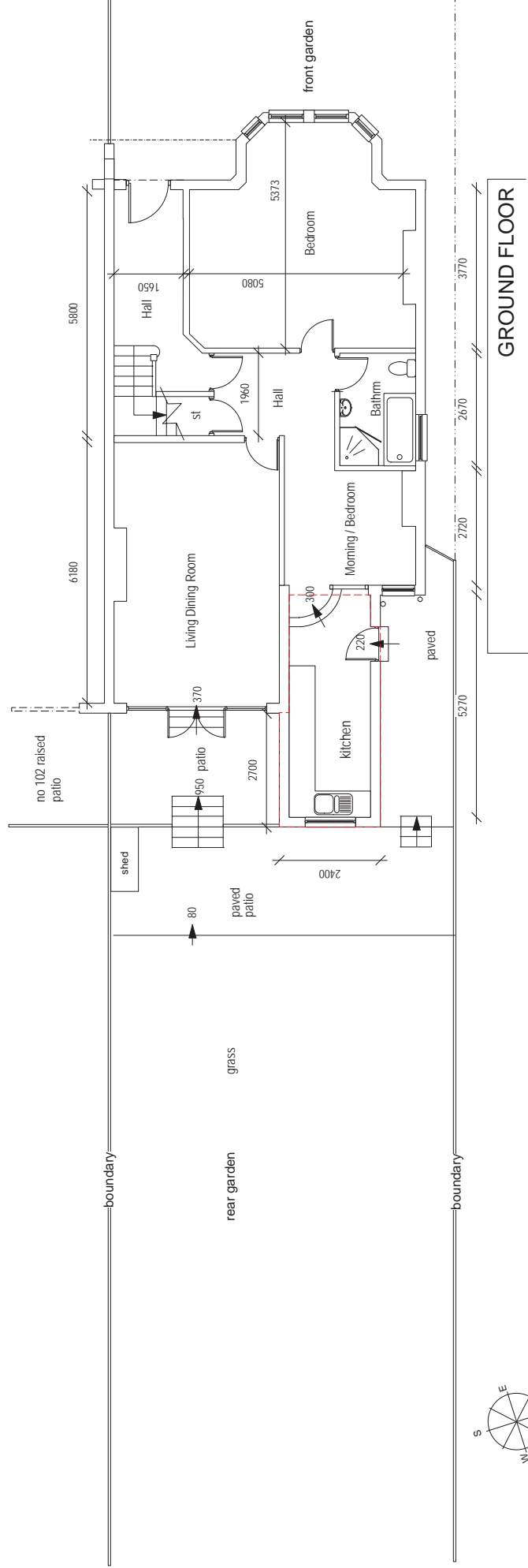
Reason: To comply with the provisions of S.51 of the Planning & *Compulsory Purchase Act 2004*.



LOFT FLOOR



FIRST FLOOR



GROUND FLOOR



Notes:

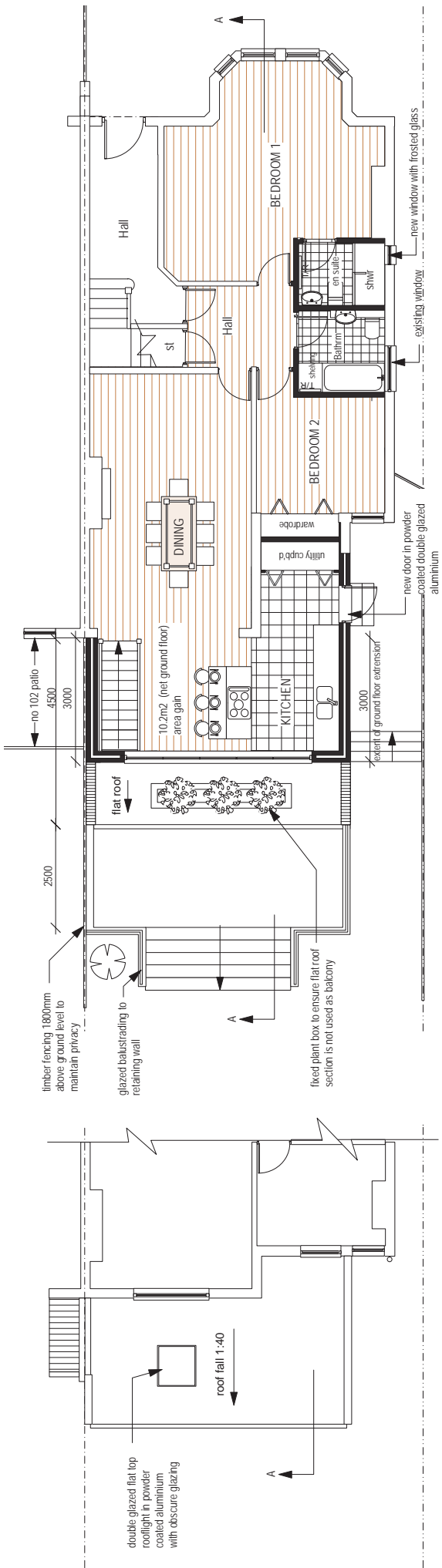
- - - - - Kitchen to be removed and rebuilt with new extension
- Existing Ground Floor Dwelling: net floor area = 81m²

Project Title:
REFURBISHMENT AND EXTENSION

Project Address:
104 Derwent Road, London, N13 4PX

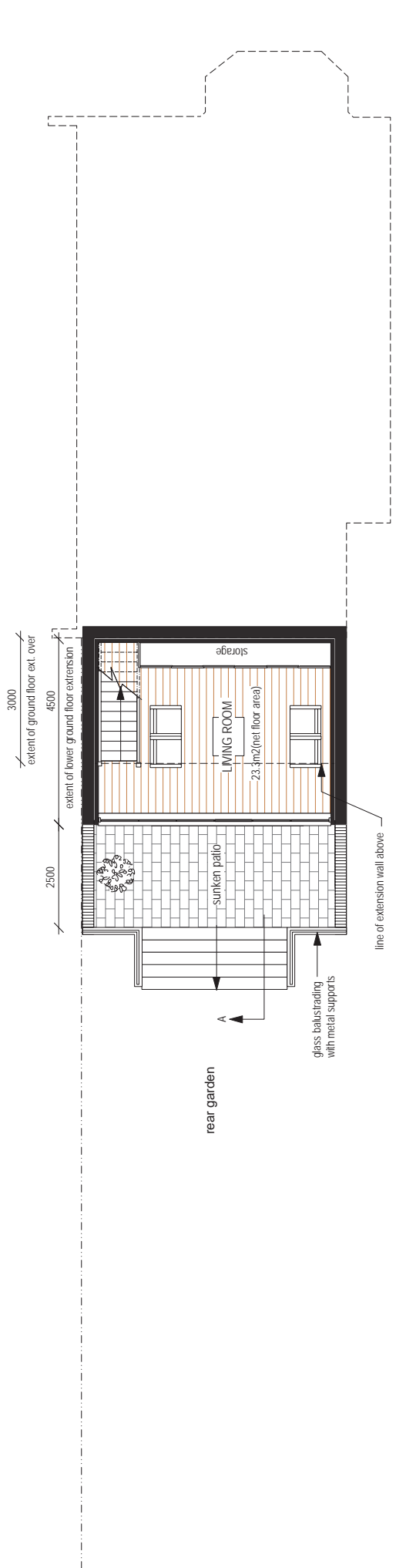
Dwg Title	EXISTING PLANS
Scale @ A3	1:100
Date	AUG 2014
Dwg No.	MP/PL/14/2
Rev	

G. Nicola DipArch., Dip Bldg Sc., ARB
Architect
tel 020 8361 0947

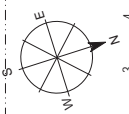


FIRST FLOOR (part)

GROUND FLOOR



LOWER GROUND FLOOR

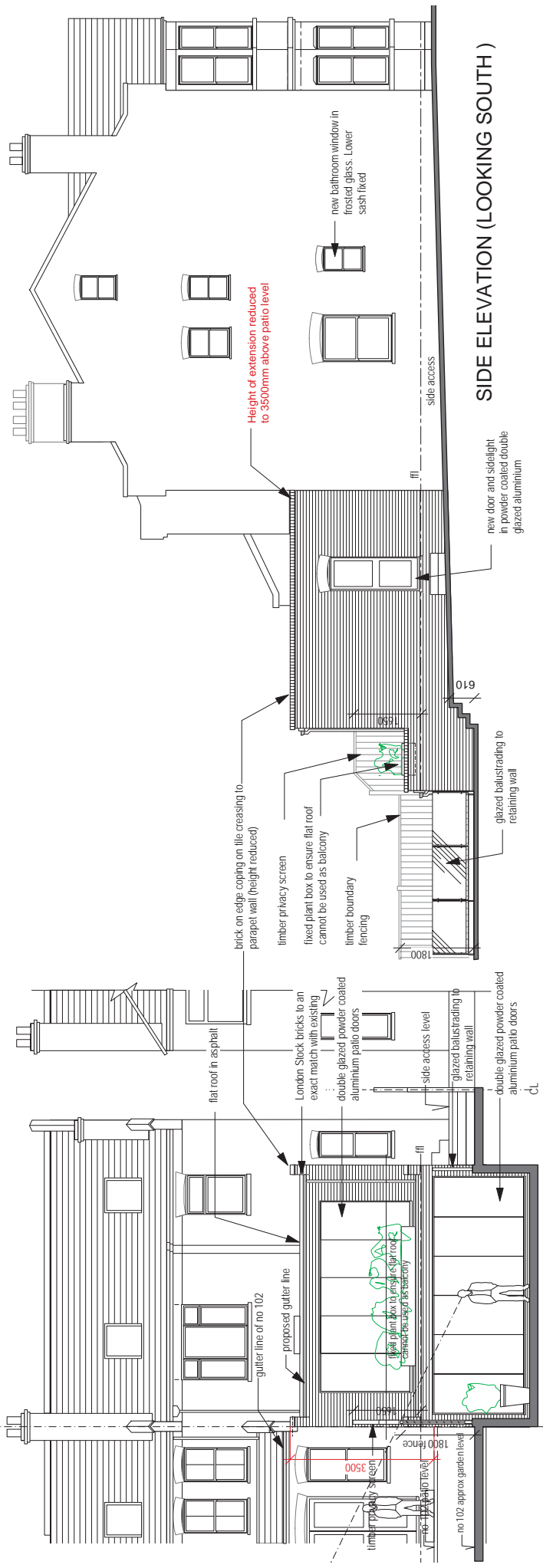


Notes:
 ■ new walls
 Existing Ground Floor Dwelling: net floor area increase = 40.3m²

Project Title:
 REFURBISHMENT AND EXTENSION
 Project Address:
 104 Derwent Road, London, N13 4PX

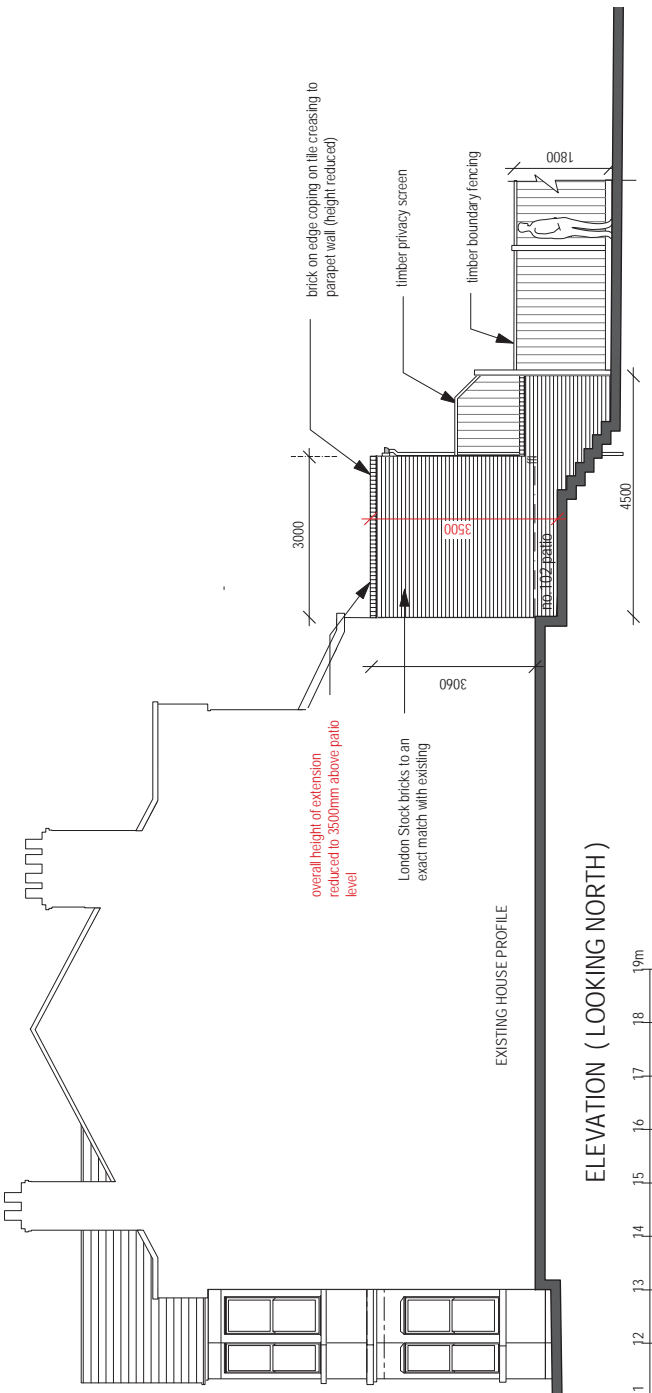
Dwg Title	PROPOSED PLANS
Scale @ A3	1:100
Date	AUGUST 2014
Dwg No.	MP/PL/14/4
	Rev A

G. Nicola DipArch., Dip Bldg Sc., ARB
 Architect
 tel 020 8361 0947
 Rev A 20/10 2014 extension depth reduced



REAR ELEVATION (LOOKING WEST)

SIDE ELEVATION (LOOKING SOUTH)



ELEVATION (LOOKING NORTH)

Notes:

- new walls in stock bricks to match existing

Project Title: refurbishment and extension

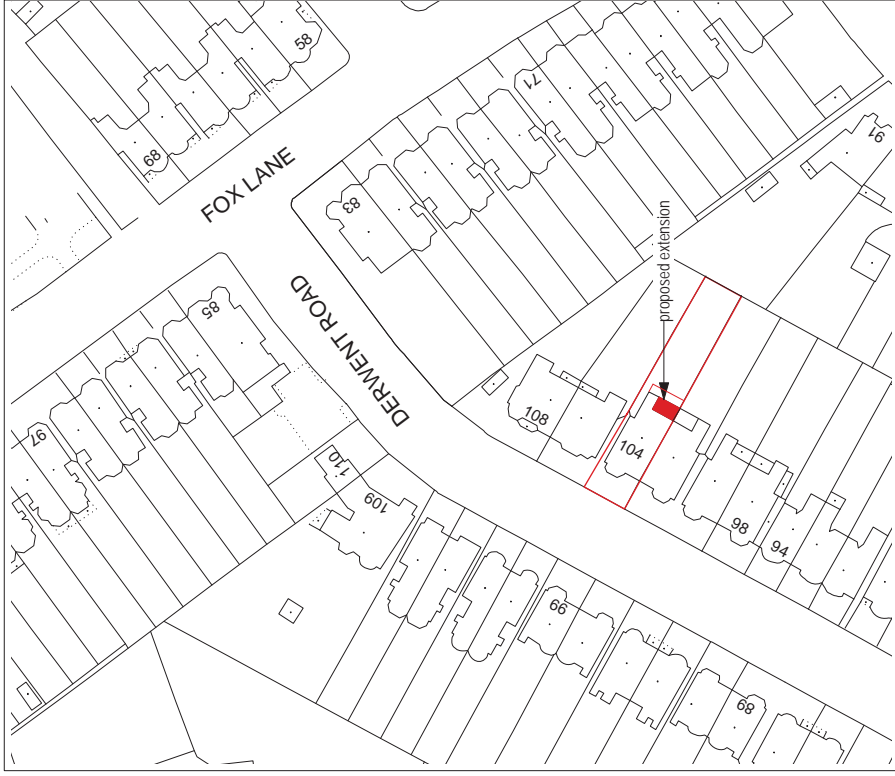
Project Address: 104 Derwent Road, London, N13 4PX

PROPOSED ELEVATIONS

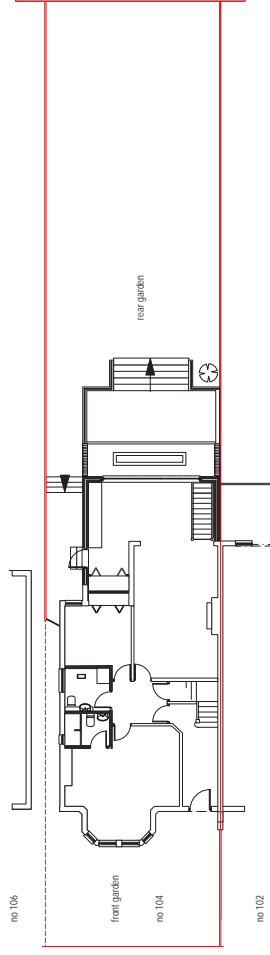
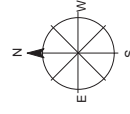
Dwg Title	Scale @ A3	1:100
Date	AUG 2014	
Dwg No.	MP/PL/14/5	Rev C

G. Nicola DipArch., Dip Bldg Sc., ARB
Architect
tel 020 8361 0947

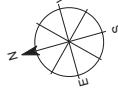
Rev A 20/10 2014 extension depth reduced
Rev B 05/11/2014 height of proposed extension reduced by 280mm
Rev C Height of extension reduced to 3500mm above patios



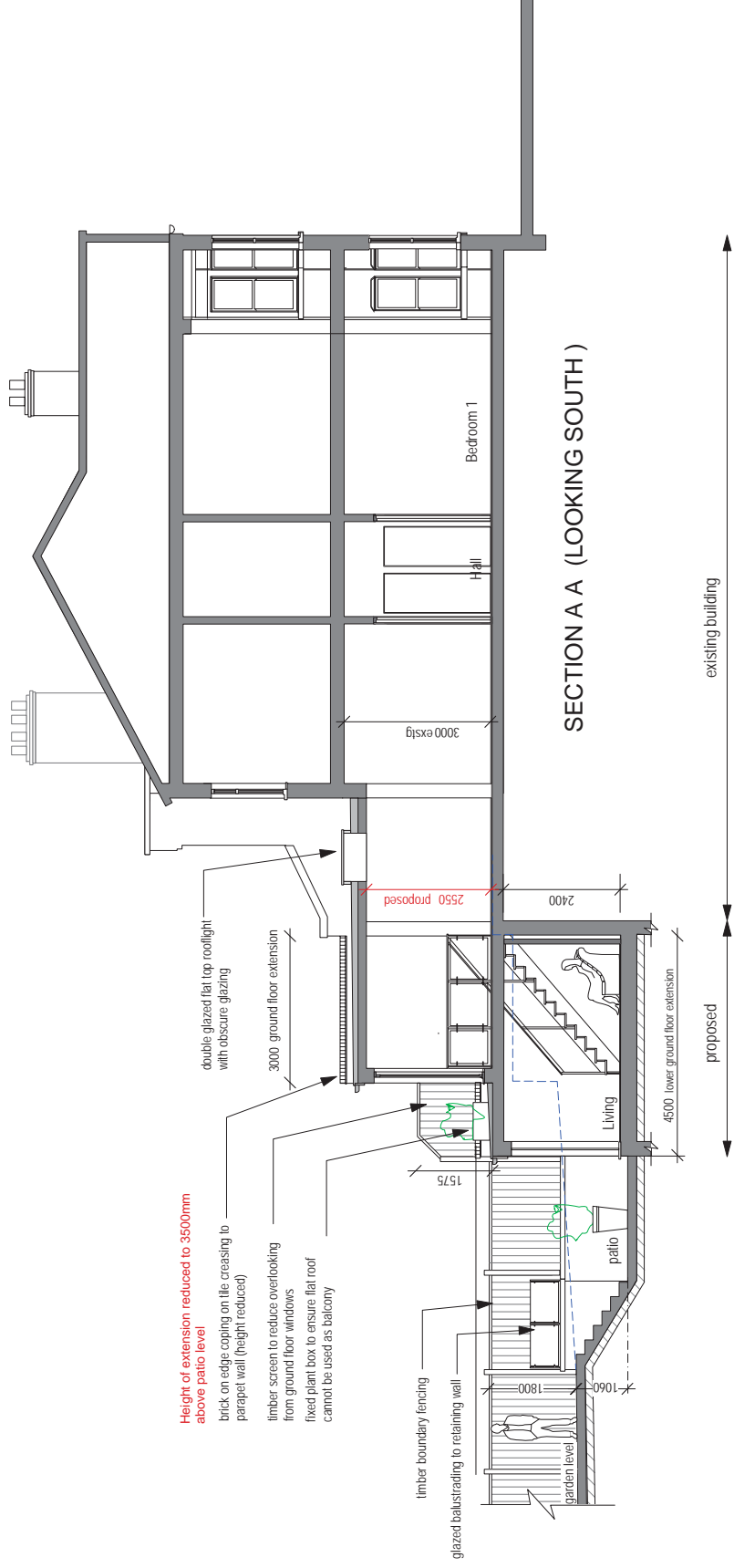
LOCATION PLAN 1:1000



PROPOSED BLOCK PLAN 1:200



Notes:	Project Title: REFURBISHMENT AND EXTENSION		OS and SITE PLANS		G. Nicola DipArch., Dip Bldg Sc., ARB Architect tel 020 8361 0947	
	Project Address: 104 Derwent Road, London, N13 4PX		Dwg Title Scale @ A3 Date Dwg No.	1:1000 & 1:200 AUGUST 2014 MP/PL/14/1	Rev A	Rev A 20/10 2014 extension depth reduced



Height of extension reduced to 3500mm above patio level
 brick on edge coping on tile creasing to parapet wall (height reduced)
 timber screen to reduce overlooking from ground floor windows
 fixed plant box to ensure flat roof cannot be used as balcony

double glazed flat top rooflight with obscure glazing
 3000 ground floor extension

timber boundary fencing
 glazed balustrading to retaining wall
 garden level

SECTION A (LOOKING SOUTH)

existing building
 proposed

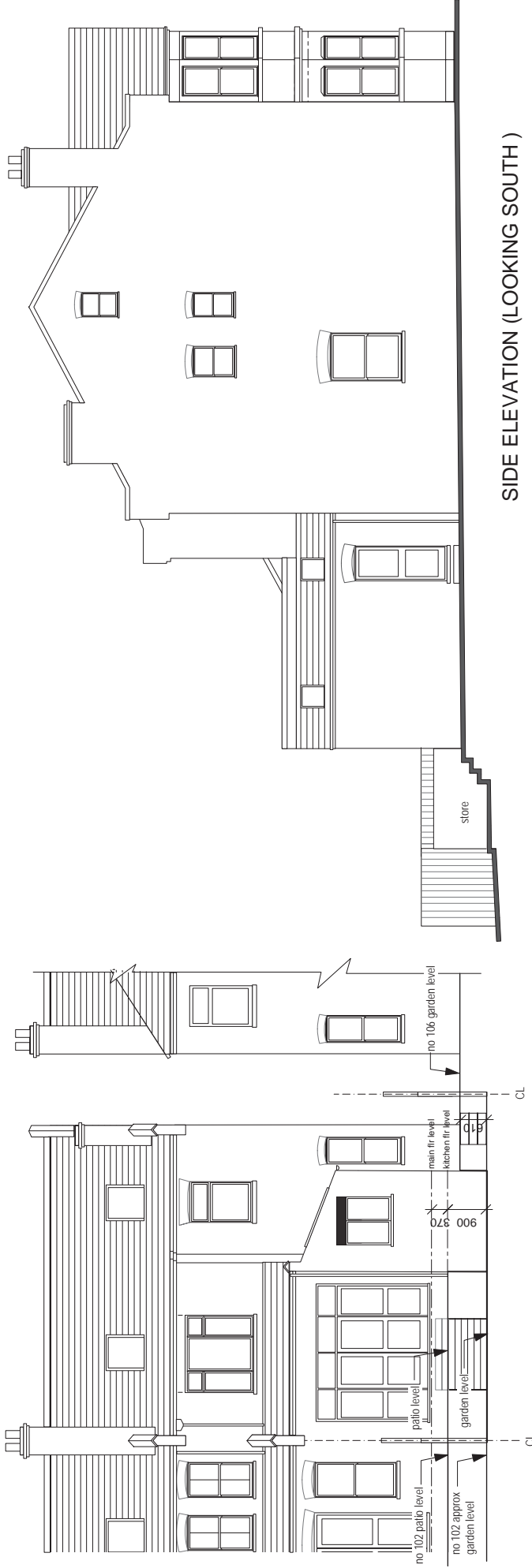


Notes:
 - - - - - approx levels of adjoining property and garden(n0102)

Project Title:
 refurbishment and extension
 Project Address:
 104 Derwent Road, London, N13 4PX

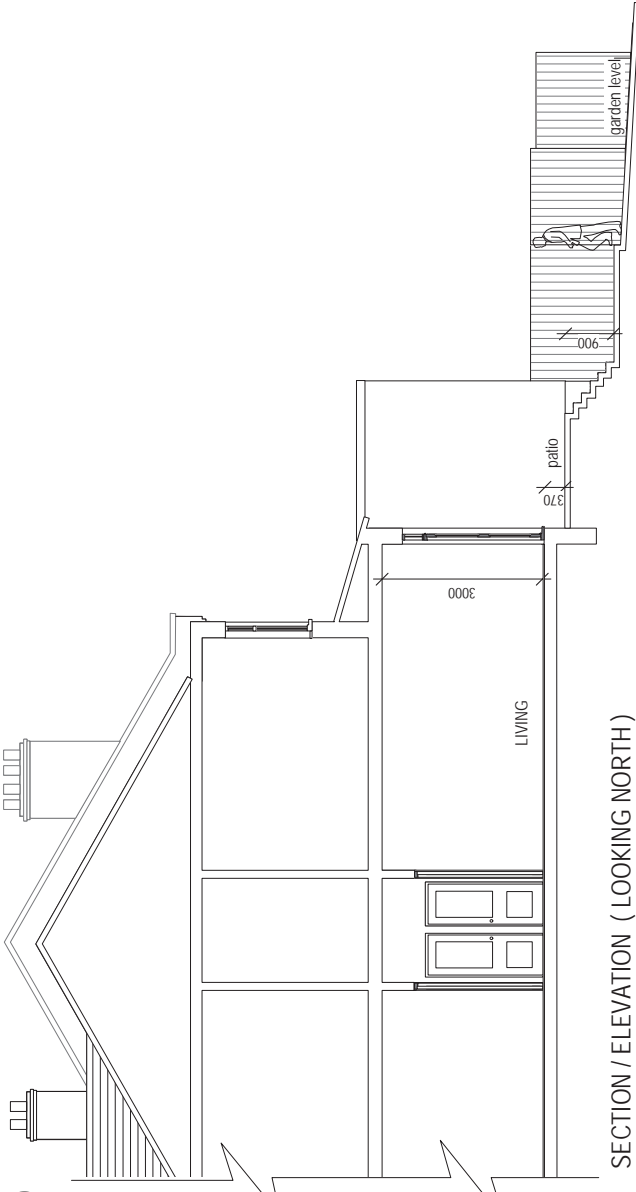
Dwg Title	SECTION A A
Scale @ A3	1:100
Date	Oct 2014
Dwg No.	MP/PL/14/7
	Rev C

G. Nicola DipArch, Dip Bldg Sc., ARB
 Architect
 tel 020 8361 0947
 Rev A 20/10 2014 extension depth reduced
 Rev B 05/11/2014 height of proposed extension reduced by 280mm
 Rev C Height of extension reduced to 3500mm above patios



REAR ELEVATION (LOOKING WEST)

SIDE ELEVATION (LOOKING SOUTH)



SECTION / ELEVATION (LOOKING NORTH)



Notes:

Project Title:
REFURBISHMENT AND EXTENSION

Project Address:
104 Derwent Road, London, N13 4PX

Project Title:
REFURBISHMENT AND EXTENSION

Project Address:
104 Derwent Road, London, N13 4PX

Dwg Title	EXISTING ELEVATIONS
Scale @ A3	1:100
Date	JAN 2013
Dwg No.	MP/PL/14/3
	Rev

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