

## LONDON BOROUGH OF ENFIELD

### PLANNING COMMITTEE

Date : 28<sup>th</sup> April 2015

**Report of**  
Assistant Director,  
Planning, Highways &  
Transportation

**Contact Officer:**  
Andy Higham 020 8379 3848  
Sharon Davidson 020 8379 3841  
Mr Richard Laws 020 8379 3605

**Ward:**  
Southgate

**Ref:** 14/04772/HOU

**Category:** Householder

**LOCATION:** 68 Meadway, London, N14 6NH,

**PROPOSAL:** Minor material amendment TP/11/1824 (part single, part 2-storeys side and rear extension involving demolition of existing garage) to allow relocation and increase in height of rear roof lanterns, new ground floor single door to rear, new timber windows to front elevation, amendment to design of kitchen and dining area doors and windows, aluminium windows to side and rear in new extension and minor other changes.

**Applicant Name & Address:**

Mrs Helen Poli  
68 Meadway  
London  
N14 6NH  
United Kingdom

**Agent Name & Address:**

Mr George Athanasi  
Southgate Office Village  
Block E First Floor  
286A Chase Road  
London  
N14 6HF  
United Kingdom

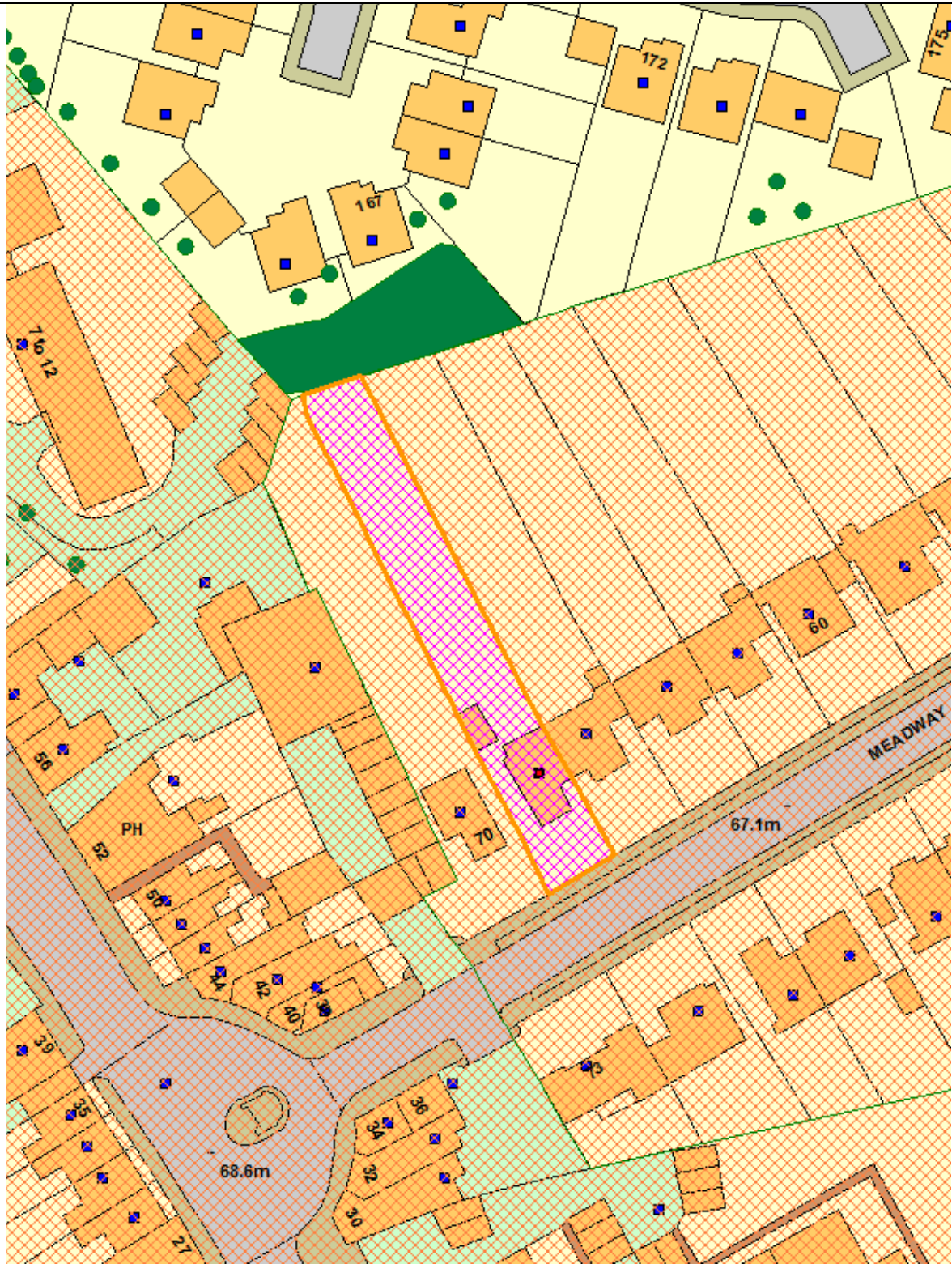
**RECOMMENDATION:**

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

**Note for Members:**

The application would normally be dealt with under delegated powers, however the last application approved went to Planning Committee as the applicant is council employee and for consistency this application is also reported.

Ref: 14/04772/HOU LOCATION: 68 Meadway, London, N14 6NH,



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Scale 1:1250

North



## **1. Site and Surroundings**

- 1.1 The property is a two storey semi detached dwelling situated in close proximity to the junction of Meadway/ High Street (Southgate). The property is externally finished in a white pebble dash render with a brick base course up to the lower ground floor windows. A detached garage structure is located just to the rear of the property, positioned on the side adjoining No.70 Meadway. The property also benefits from a large rear garden.
- 1.2 The surrounding area is residential in character and falls within Meadway Conservation Area.

## **2. Proposal**

- 2.1 Planning permission for a part single, part two storey side and rear extension to the property was previously approved under Planning Ref: TP/11/1824. This permission still remains valid until 5<sup>th</sup> July 2015. This proposal involves some minor material amendments to the scheme previously approved.
- 2.2 The proposed first floor rear element extends 2.1m beyond the rear building line of the property and is inset 3.4m away from the side boundary with No. 66 The Meadway. The proposed first floor rear element extends 1.6m beyond the rear building line of number 70 Meadway.
- 2.3 With regards the single storey side and rear elements of the extension, the single storey rear extension is 3m in depth on the side adjoining No. 66 for a width of 3.4m and then extends out to a depth of 5m for a width of 4.8m. The single storey rear element is 3.2m high. The single storey rear element beyond No. 70 (4.8m in depth) is inset 1m away from the boundary, with the rest of the side extension element before this abutting the boundary. The first floor side element adjoining Number 70 the Meadway is inset on average 1m from the boundary and extends for a length of approximately 13.2m.
- 2.4 The key minor material amendments to the scheme involve the increase in the size, width and height of the rear roof lanterns on the approved single storey extension, a new rear door, aluminium windows to the rear and side flank elevation, new timber framed windows on the front elevation, alteration to size and design of side flank windows, façade boundary wall amended in width, façade garage roof pitch amended are the main changes. There are a few other minor changes which are of no material significance.

## **3. Relevant Planning Decisions**

- 3.1 TP11/1824 Part single, part two storey side extension with integral garage and part single part two rear extension involving demolition of existing garage- Approved 5/6/12.
- 3.2 TP/14/04537/CND- Details pursuant to condition (6) roof lights and condition (7) chimneys of TP/11/1824. Approved

## **4. Consultation**

### **4.1 Statutory and Non Statutory consultees**

- 4.1.1 Conservation Officer

No objections in principle to the proposed minor material amendments. Ideally would wish to see timber framed windows to match to the flank elevations, in addition to the main façade. However, on balance accept the proposal for aluminium frames. The slim line roof lanterns to the rear extension and new roof light to the rear roof slope are sited to the rear of the building will not impact on the surrounding Conservation Area. Recommend that that bricks, brick bond and mortar to the chimney are conditioned to match existing.

#### 4.1.2 Conservation Advisory Group

The Group was asked to consider the proposed minor material amendments to a previously approved scheme TP/11/1824. On balance, it was not felt the amendments, including alterations of the approved windows and from timber to aluminium on the flank and rear elevations, would not unduly impact on the character and appearance of the Meadway Conservation Area. They supported the use of timber framed double glazed windows on the front elevation. It was also suggested that the works to the existing chimney stacks should be conditioned to match existing in terms of brick type brick bond and mortar. No objection

#### 4.2 **Public**

4.2.1 Consultation letters were sent to 5 neighbouring properties. In addition a site notice was displayed at the site and the application was also advertised in the local press. Two letters were received raising the following points;

- Extension too close to boundary
- Object to extension coming up to boundary
- Asbestos on garage must be properly removed
- Windows on side flank must be obscured glazed
- Slim line roof lanterns would be unsightly
- Change of materials for the windows, and patio doors from timber to aluminium out of keeping

#### 5. **Relevant Policy**

##### 5.1 London Plan (FALP March 2015)

Policy 7.4 Local character  
Policy 7.6 Architecture  
Policy 7.8 Heritage assets & archaeology

##### 5.2 Core Strategy

CP30- Maintaining & Improving Quality of built environment  
CP31- Built and Landscape Heritage

##### 5.3 Development Management Document

DMD11- Rear extensions  
DMD14- Side extensions  
DMD37- Achieving high quality & design led development

DMD44- Preserving and enhancing heritage assets

#### 5.4 Other Relevant Policy

National Planning Policy Framework (NPPF)  
National Planning Practice Guidance (NPPG)  
Medway Conservation Area Character Appraisal

### 6. **Analysis**

#### 6.1 Principle

- 6.1.1 The principle of the extensions has already been approved under planning reference TP/11/1824 and this permission still currently remains valid. The main issues of consideration are therefore whether the minor material amendments to the scheme would have any greater impact on the character and appearance of the Conservation Area or adversely impact on the residential amenities of the two adjoining neighbours.

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

- 6.2.1 The property lies within Meadway Conservation Area, within the associated Character Appraisal the property is identified as a building which contributes to the special interest of the area. The main issue of consideration is therefore whether the proposed minor material changes would still preserve and enhance the character and appearance of the property and conservation area
- 6.2.2 The principal of the impact of the part single/ part two storey side and rear extension on the character and appearance of the Conservation Area in terms of still preserving and enhancing its appearance has previously accepted through the granting of the existing permission. Furthermore, whilst the gap would be in filled at the side adjoining No. 70 The Meadway, the first floor element would still be inset 1m from the common boundary in accordance with Policy DMD 14 of the Development Management Document to avoid a terracing effect. It is therefore considered that the general design and appearance of the extension would satisfactorily integrate into the street scene and would not impact on the character and appearance of the Conservation Area having regard to Policies (II) C30, CP 31 as well as having regard to the National Planning Policy Framework as well as DMD44 of the Development Management Document
- 6.2.3 With regards the two existing chimneys on the side elevation, these are now retained, extended and incorporated within the development to help retain the character of the property. The roof lights on the side flank elevation are to be heritage style roof lights. With regards to the increase in the size and height of the two rear roof lanterns on the proposed single storey rear extension, it is considered that these would not adversely impact on the character and appearance of the Conservation Area, being situated to the rear. There is no objection to the proposed new double glazed timber windows proposed on the front elevation. In terms of the side flank elevation and rear elevation of the extension, these are to be aluminium windows. Both the Conservation Advisory Group and the Conservation Officer on balance felt that the amendments, including alterations of the approved windows from timber to aluminium on the flank and rear elevations would not unduly impact on the character and appearance of the Meadway Conservation Area. The other

minor changes would have no greater significant impact than those previously approved.

### 6.3 Impact on Neighbouring properties

- 6.3.1 With regards to the impact of the ground floor rear element of the extension on No 66 Meadway, this is 3m in depth on the boundary for a width of 3.4m before extending out in depth to 5m. The height of the extension is 3.2m. No. 66 Meadway has no extension immediately adjoining the boundary and therefore the main consideration is the impact of the extension on the residential amenities of this property having regard to Development Management Document Policy DMD 11. The depth of the extension on the side adjoining number 66 The Meadway would comply with DMD11. The deeper element of the extension at 5m is set 3.4m away from the boundary and therefore would not have any effect on residential amenity.
- 6.3.2 In terms of the impact of the first floor rear extension on No 66 Meadway this element is 2.1m deep but is inset from the common boundary by 3.4m. Given the separation, a 30 degree line would not be breached from the nearest first floor window. Accordingly, it is considered that the depth and siting of the first floor element would not adversely impact on the residential amenities of this property having regard to Development Management Document Policy DMD11 and CP 30 of the Core Strategy.
- 6.3.3 With regards the impact of the proposed extensions on No 70. Meadway, this property has 3 windows at first floor level on its side flank elevation (hallway, bathroom, and bedroom) and two windows at ground floor (kitchen & toilet). It should be noted that the kitchen window is not the sole source of light for this room.
- 6.3.4 In terms of the two storey side/ rear element, the first element is inset 1m from the common boundary which in addition to complying with DMD14 also ensures adequate separation to the flank of this neighbouring property. Furthermore, a 30 degree line would not be breached by the first floor rear projecting element of the extension from the nearest first floor rear window having regard to DMD11. It is considered therefore that the first floor element would not adversely impact on the existing side flank windows of No 70.
- 6.3.5 With regards the impact of the proposed single storey side/ rear element of the extension on No 70, this element is partly sited on the common boundary but where it projects beyond the rear main wall of No.70, it is inset by 1 metres for its entire depth of 4.5 metres. To facilitate this element, an existing detached garage sited adjoining the boundary is to be removed to facilitate the extension. This existing garage is 3m in height to the pitch of the roof and 2.45m to its eaves and is 5m in depth and establishes a base line in terms of the effect on existing levels of residential amenity. In other words, the new ground floor rear element on this side replaces the existing garage and the main focus must focus on any additional effect arising from a greater height or depth of that now proposed,
- 6.3.6 The new extension element is slightly less in depth by approx 800mm and also set slightly further away from the boundary. However, the height of the single storey element is 3.2m and therefore 200mm higher than the maximum height of the existing garage at 3 metres. To offset this additional height, the extension has been inset the 1 metres from the boundary and on balance, it is

considered that the siting of the extension slightly further from the boundary allows for this additional increase in height. It is therefore considered that the siting, depth and height of the extension would not have a significantly greater impact on the residential amenities of this property given the existing garage which is to be removed.

- 6.3.7 That part of the side extension positioned on the boundary at 3.2 metres in height is considered to be acceptable and would not unduly impact on the light and outlook available to the existing ground floor windows.
- 6.3.8 In terms of the minor changes the proposed the increased height and size of the rear roof lanterns on the proposed single storey rear element are not considered to have any adverse impact on the adjoining neighbours. The new rear door is also not considered to have any impact on 70 The Meadway. No objections are raised in design terms to the new wood windows on the front or the proposed aluminium windows on the side and rear elevation. Whilst two of the side flank windows on the side flank elevation are increased in size, these serve non habitable rooms and are to be obscured glazed, the third window is a high level bedroom window so as to protect privacy as originally approved. There is no objection to the slight change in pitch of the garage roof.

#### 6.4 Parking

- 6.4.1 The proposal still provides two parking spaces: one within the proposed new garage and one on the existing hard standing driveway in front of the garage. The proposed extensions therefore, would not give rise to an increase in on street parking having regard to Policy 6.13 of the London Plan which relates to parking provision.

### 7. **Conclusion**

- 7.1 The proposed minor material changes to the existing approved scheme are not considered to adversely impact on the character and appearance of the Conservation Area or adversely impact on the residential amenities of the two adjoining neighbours. In conclusion approval is accordingly recommended.

### 8. **Recommendation**

- 8.1 That planning permission be GRANTED subject to the following conditions:

1. C60 Approved Drawings
2. C24 Obscured Glazing- Two side flank non habitable windows
3. C25 No additional fenestration
4. C26 Restriction on extension roofs
5. The proposed roof lights on the side flank elevation shall be heritage conservation roof lights.  
Reason: In order to ensure the design roof lights are sympathetic to the Conservation Area.
6. The works to extend the existing chimney stacks shall match in terms of bricks, brick bonds and mortar.  
Reason : In order to protect the character and appearance of the Conservation area.

7. The development shall commence on or before the 5<sup>th</sup> July 2015 .

Reason: To comply with the provision of Section 51 of the Planning And Compulsory Purchase Act 2004.



**NOTE:**

**Windows:**  
All new windows to be double glazed in black and white to match existing, but not in material.

All new cills to match existing in material and design.

**Rooflights:**

**R01-R02:** New 2 no.s Slimline Roof Lanterns from Reflex Glass (tel. 01908980206) or similar, to be 2000mm long and 1200mm wide with slate grey durable polyester powder coated aluminium integrated upstand and external capping and with Reflex+ Self-Cleaning clear glass double glazing achieving u-value (Uw) of 1.0 W/m<sup>2</sup>K.

**R03-R06:** New 4 no.s Conservation Roof Windows from The Rooflight Company or similar, ref. CR-1/3, to be double glazed, top hinged, 1021mm wide and 525mm high, with external profiles and glazing bar in slate grey and to achieve u-value (Uw) of 1.4W/m<sup>2</sup>K.

**R07:** New 1 no. Conservation Roof Window from The Rooflight Company or similar to be double glazed, top hinged, 565mm wide and 1028mm high, with external profiles and glazing bar in slate grey and to achieve u-value (Uw) of 1.4W/m<sup>2</sup>K.

**GLA Architecture and Design**

Southgate Office Village, Block E, First Floor,  
286A Chase Road, London, N14 6HF

T 020 8866 5100 F 020 8866 0699 E g@glad.co.uk  
Revision - **A5:** 19.02.15 sk. Dimensions from boundary line to be added. Dimensions from rear extension added.  
Proposed rear elevation & pitched roof to rear extension amended.

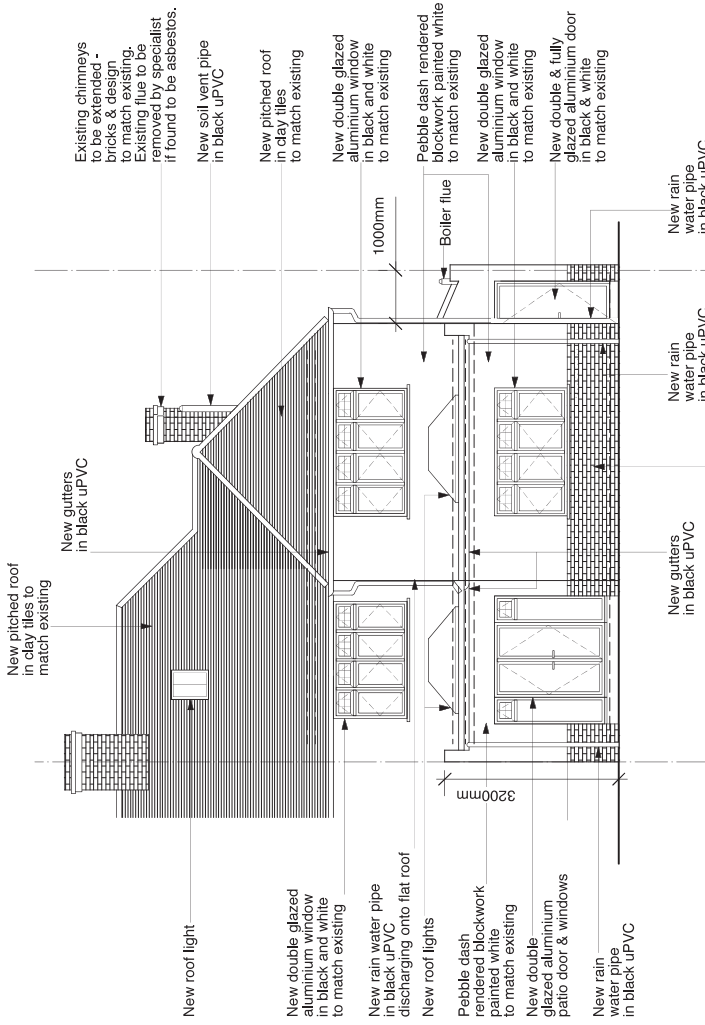
Revision - **A4:** 28.10.14; eg: Render & rooflights notes and rendered wall detail amended.

Revision - **A3:** 14.10.14; eg: Window & rooflight notes, rooflights R01 & R02, and patio door amended. Door to Kitchen/dining area and boiler flue added.

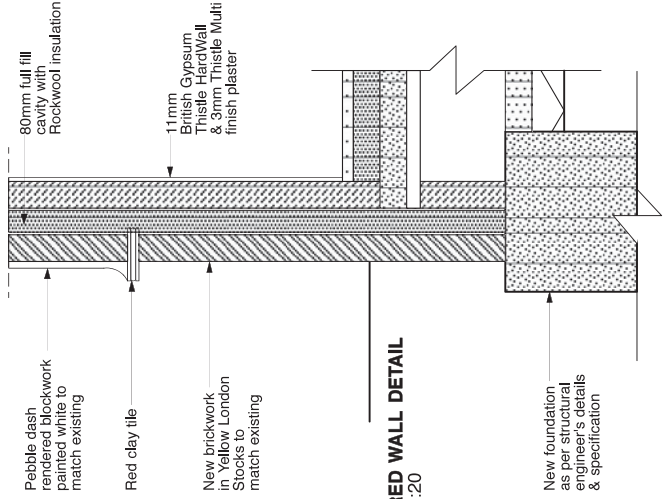
Revision - **A2:** 3.10.14; eg: Rooflights R01 & R02, rendered wall detail amended. Details of rain water & soil vent pipes and side extension's roof amended.

Revision - **A1:** 16.09.14; eg: Rear rain water pipes & gutters amended to UPVC and render wall detail added.

Client <b>MR &amp; MRS POLI</b>	
Main Contractor	
Project <b>PART SINGLE PART TWO STOREY SIDE &amp; REAR EXTENSION TO NO. 68 MEADWAY, LONDON N14 6NH</b>	
Drawing Title <b>PROPOSED REAR ELEVATION AND RENDERED WALL DETAIL</b>	
Scale 1:100 & 1:20 @ A3	Drawn By EG
Date August 2014	Rev. 15
Project No. 1417	Drawing No. A5
DO NOT SCALE THIS DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE	
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A SCHEME - Outline/Scheme drawings for proposals, budgets, etc.	
B DESIGN DEVELOPMENT - Evolving final design drawings for approvals, tenders, building etc.	
C CONSTRUCTION - Fully developed drawings issued under instruction for construction.	
ONLY STATUS C DRAWINGS TO BE USED FOR CONSTRUCTION PURPOSES	



**PROPOSED REAR ELEVATION**



**RENDERED WALL DETAIL**  
SCALE 1:20

New foundation as per structural engineer's details & specification

**NOTE:**

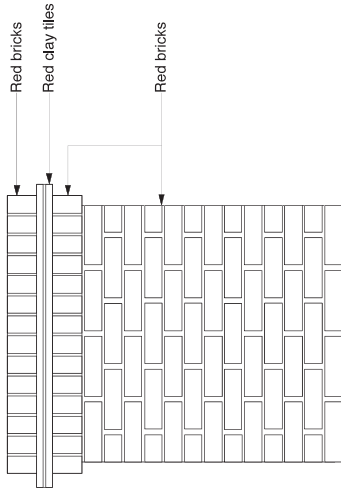
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All new windows to be double glazed in black and white to match existing, but not in material.

All new cills to match existing in material and design.

**Rooflights:**  
**R01-R02:** New 2 no.s Slimline Roof Lanterns from Reflex Glass (tel. 01908980206) or similar, to be 2000mm long and 1200mm wide with slate grey durable polyester powder coated aluminium integrated upstand and external capping and with Reflex+ Self Cleaning clear glass double glazing achieving u-value (Uw) of 1.0 W/m²K.

**R03-R06:** New 4 no.s Conservation Roof Windows from The Rooflight Company or similar, ref CR-1/3, to be double glazed, top hinged, 1021mm wide and 525mm high, with external profiles and glazing bar in slate grey and to achieve u-value (Uw) of 1.4W/m²K.

**R07:** New 1 no. Conservation Roof Window from The Rooflight Company or similar to be double glazed, top hinged, 565mm wide and 1028mm high, with external profiles and glazing bar in slate grey and to achieve u-value (Uw) of 1.4W/m²K.



**CHIMNEY DETAIL**  
SCALE 1:20

**NOTE:**  
Brick bonding, mortar and design to match existing.

Existing chimney to be extended - bricks & design to match existing. Existing flue to be removed by specialist if found to be asbestos.

New double glazed aluminium window in black & white to match existing

New obscure glass double glazed aluminium windows in black & white to match existing, fixed shut

New roof lights

Pebble dash rendered blockwork painted white to match existing

Existing garage to be demolished by specialist if found to be asbestos

New rain water pipe in black UPVC

Grille for extractor hood

New rain water pipe in black UPVC

Existing gate to be removed

New rain water pipe in black UPVC

Boiler flue

Humidistat extractor fan grilles

New pitched roof in clay tiles to match existing

Existing soil vent pipe to be removed

New pitched roof in clay tiles to match existing

New soil & vent pipe in black UPVC

Existing chimney to be extended - bricks & design to match existing

New pitched roof in clay tiles to match existing

New rain water pipe in black UPVC

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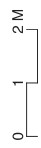
New rain water pipe in black UPVC

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**PROPOSED SIDE ELEVATION**



**GLA Architecture and Design**

Southgate Office Village, Block E, First Floor,  
288A Chase Road, London, N14 6HF

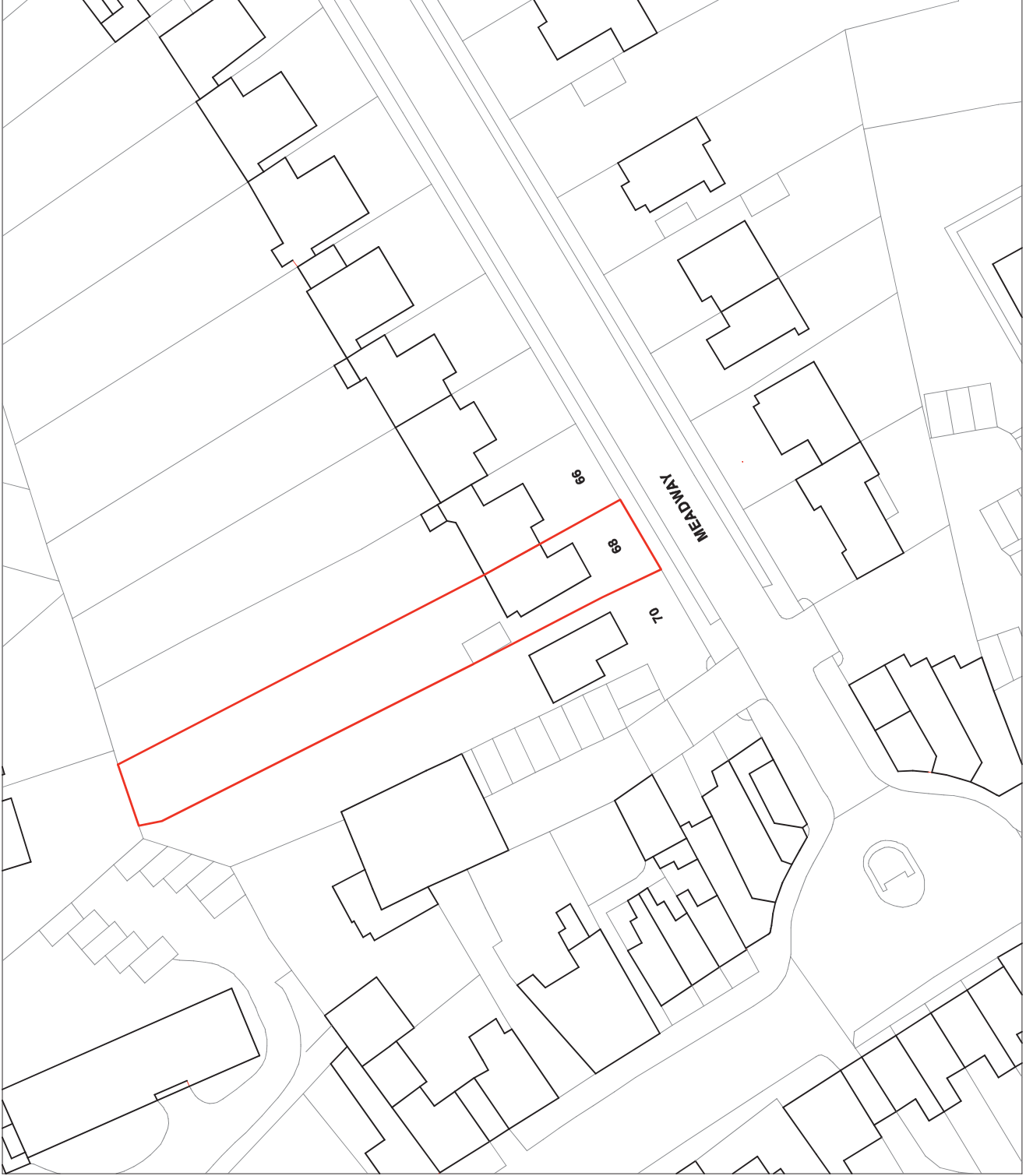
T 020 8986 5100 F 020 8986 0689 E g@glad.co.uk  
Revision- **A9:** 09.15.15: eg: Dimensions to ground floor rear extension amended. Pile to ground floor rear extension & ground floor rear extension amended.  
Revision- **A8:** 17.02.15: eg: Revs A4-A7 omitted & chimney note added.  
Revision- **A4:** 28.10.14: eg: Render & rooflights notes amended.  
Revision- **A3:** 14.10.14: eg: Window & rooflight notes, boiler flue's location and rooflights R01 & R02 amended.  
Revision- **A2:** 3.10.14: eg: Roof lights R01 & R02, existing window to front elevation, new windows to side elevation, rain water & soil vent pipes to side & rear elevations and ground floor side extensions pitched roof amended.  
Revision- **A1:** 18.09.14: eg: Rear rain water pipes & gutters amended to UPVC.

Client <b>MR &amp; MRS POLI</b>	
Main Contractor	
Project <b>PART SINGLE PART TWO STOREY SIDE &amp; REAR EXTENSION TO NO. 68 MEADWAY, LONDON N14 6NH</b>	
Drawing Title <b>PROPOSED SIDE ELEVATION AND CHIMNEY DETAIL</b>	
Scale 1:100 & 1:20 @ A3	Date August 2014
Project No. <b>1417</b>	Drawing No. <b>16</b>
	Rev. <b>A9</b>
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Client <b>MR &amp; MRS POLI</b>		
Main Contractor		
Project <b>PART SINGLE PART TWO STOREY SIDE &amp; REAR EXTENSION TO NO. 68 MEADWAY, LONDON N14 6NH</b>		
Drawing Title <b>EXISTING SITE PLAN</b>		
Scale 1:100 @ A3	Date August 2014	Drawn By EG
Project No. 1417	Drawing No. 01	Rev. A-
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**EXISTING SITE PLAN**  
SCALE 1:500