

# LONDON BOROUGH OF ENFIELD

## PLANNING COMMITTEE

**Date :** 18/10/2016

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

**Contact Officer:**  
Andy Higham  
Sharon Davidson  
Ms M Demetri

**Ward:**  
Bush Hill Park

**Ref:** 16/03439/HOU

**Category:** Householder

**LOCATION:** 21 Abbey Road, Enfield, EN1 2QP,

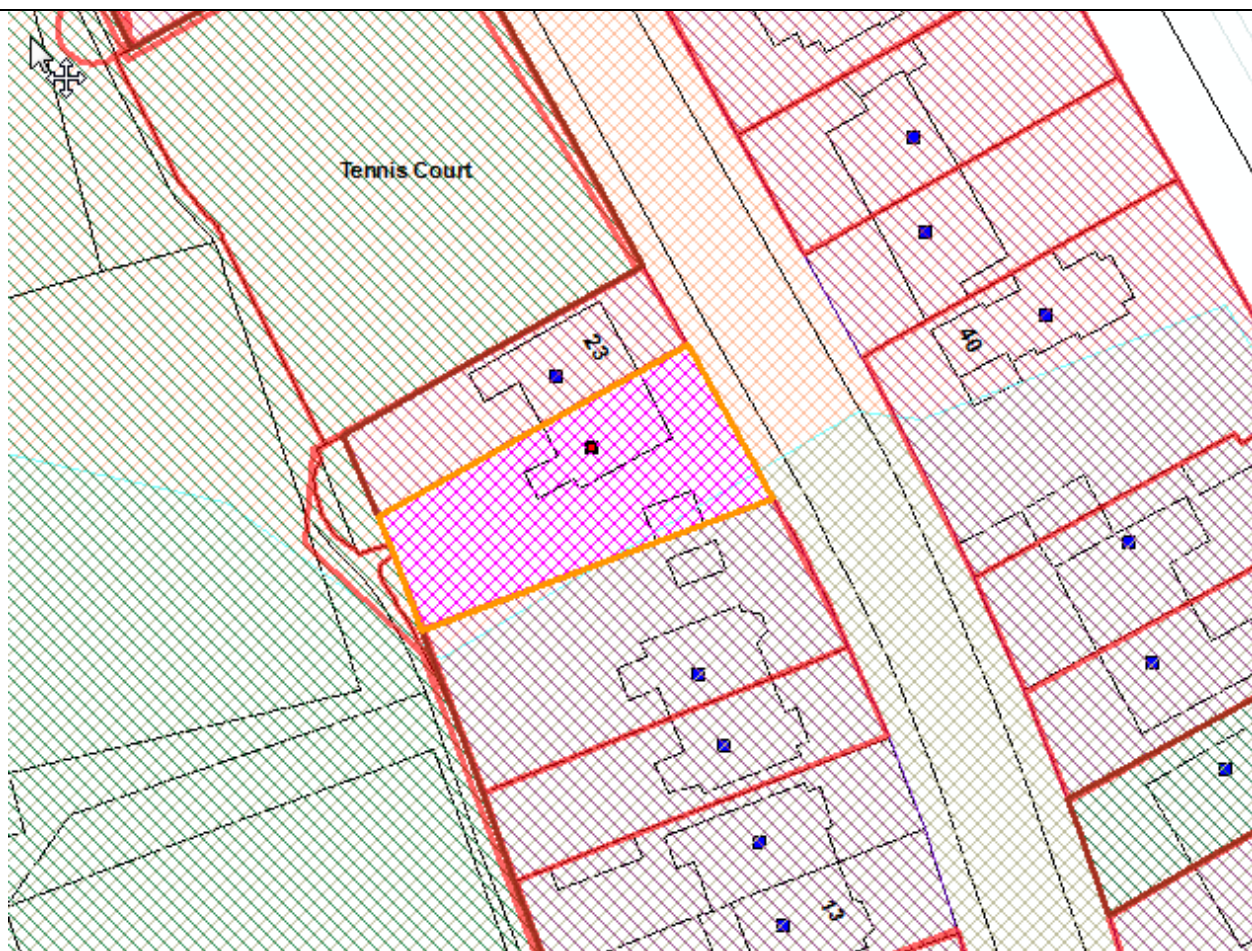
**PROPOSAL:** Single storey front, side and rear extension including integral garage.

**Applicant Name & Address:**  
Mr ANDY CHRISTODOULDES  
21, Abbey Road  
ENFIELD  
EN1 2QP

**Agent Name & Address:**  
Mr NICK GEORGIU  
20 PARK DRIVE  
GRANGE PARK  
LONDON  
N21 2LR

**RECOMMENDATION:** That planning permission be GRANTED subject to conditions

**Note for Members:**



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Scale 1:1250

North



## **1.0 Site and Surroundings**

- 1.1 Number 21 Abbey Road comprises an interwar semi-detached dwelling circa 1914-1935. It is situated in the Bush Hill Conservation Area. It is built of red brick with clay tiled hipped roof/ central stack over. The dwelling features a characteristic deeply recessed entrance and canted bay window to the front elevation. The building is cited in the Bush Hill Park Conservation Area Character Appraisal as making a positive contribution to the area. The Bush Hill Park Bowl and Tennis Club is sited immediately to the rear of the dwelling.
- 1.2 Views from The Bush Hill Park Bowl and Tennis Club to the property are not from the public realm and are almost completely obscure given the siting of number 19 Abbey Road and the existing landscaping around the site. The property already benefits from a tall single storey rear extension (rendered in white that is not an original feature) and a single storey side extension (glazed light weight structure with an additional clear corrugated roof). These are demonstrated below.



## **2.0 Proposal**

- 2.2 This proposal seeks planning permission for the following works:
- A single storey front, side and rear extension including integral garage.

- 2.3 The reason that this application is being heard by the Planning Committee is because the Conservation Advisory Group (CAG) objected to the scheme. However, Officers considered that this application should be recommended for approval. Consequently, under the scheme of delegated authority, this application is required to be heard by the Planning Committee and thus due process has been undertaken.

### **3. Relevant Planning Decisions**

#### **3.1 16/03061/HOU**

Part single, part first floor side and rear extension and rear dormers.

A report on this much larger proposal appears elsewhere on this Agenda, recommended for approval subject to conditions.

#### **3.2 TP/06/0705**

Replacement guttering to the front, side and rear elevations, together with the painting of the gutter board.

Granted permission, subject to conditions on the 17<sup>th</sup> May 2006.

### **4. Consultations**

#### **4.1 Statutory and non-statutory consultees**

##### **4.1.1 Conservation Advisory Group (CAG)**

The CAG meeting was held on the 6<sup>th</sup> September 2016 and an objection was raised. The minutes of the meeting are still in draft form and will not be formally approved until the next CAG meeting which would be prior to the submission of this report being published. The objection regarding this application is as follows:

*“The CAG noted the explosive growth of the property evidenced by the proposal. Whilst the front elevation (public vista) is acceptable the wrap around, rear ground floor fenestration is excessive and out of keeping with the co-joined property and the neighbourhood.*

*CAG were resolved to reject the proposal urging the applicant to rein in the ground floor glazing of the proposal”.*

For clarification purposes, the CAG are objecting to the amount of glazing on the ground floor rear extension.

##### **4.1.2 Bush Hill Conservation Area Study Group (BHCASG)**

The BHCASG have stated the following with regards to the application and have raised an objection to the scheme:

*“The property is described in the Character Appraisal for BHP as “making a positive contribution to the area” and with “some of the original features intact”. This proposal will change that assessment.*

*The property is a matched semi detached. The proposed fenestration, to the ground floor of the rear elevation, is simply gross and totally out of character with the co-joined property and the immediate neighbourhood. There are 16 bi-folding doors which, in this semi detached property, is completely out of keeping with the original design.*

*This application will be a discordant feature in the conservation area. It neither maintains or improves the appearance of the house”.*

#### 4.1.2 The Greater London Archaeology Advisory Service (GLAAS)

No objection has been raised. The site is situated in an archaeological priority area, however, the small scale of the development proposes a limited archaeological risk. Further, no conditions are required to be imposed.

#### 4.1.3 The Environment Agency (EA)

No objection raised. The site falls within Flood Zone 2 and thus standing advise applies. This means that the plans are required to ensure that the floor levels are either no lower than existing floor levels or 300 millimetres (mm) above the estimated flood level.

The Planning Officer can confirm that if the application is approved by members then an informative will be added to the decision notice ensuring that the Agent and Applicant are aware of the Environment Agency's comments.

#### 4.1.4 Traffic and Transport

Traffic and Transport originally objected to the scheme as there would appear to be an alteration to the existing access into the site. An alteration to the access into the site would not be acceptable within the designated Bush Hill Conservation Area.

The Planning Officer has reviewed the plans and can confirm there would be no alteration to the access into the site. Further, the Agent has confirmed in writing that there is to be no alteration to the access into the site. For clarification purposes the access is to remain as is.

### 4.2 **Public response**

4.2.1 Letters were sent to 5 adjoining and nearby residents. In addition, a notice has been displayed adjacent to the site and in the local press. As a result, 2 responses have been received.

4.2.2 Number 19 Abbey Road has raised an objection to the scheme. They consider that the height of the proposed extension and proximity of the ground floor extension to their property would be overbearing. In addition, they consider that the full height side glass bi-fold doors will look straight into their garden.

4.2.3 Number 23 Abbey Road confirmed that they have no objection to the single storey extension (this application) but do have an objection to application reference 16/03061/HOU.

## **5.0 Relevant Policy**

- 5.1 The policies listed below are considered to be consistent with the NPPF and therefore it is considered that due weight should be given to them in assessing the development the subject of this application.

### **5.2 London Plan**

Policy 7.1	Building London's Neighbourhoods and communities
Policy 7.4	Local character
Policy 7.6	Architecture
Policy 7.8	Heritage

### **5.3 Core Strategy**

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

### **5.4 Development Management Document**

DMD 11	Rear Extensions
DMD 14	Side Extensions
DMD 37	Achieving High Quality and Design-Led Development
DMD 44	Preserving and Enhancing Heritage Assets

### **5.5 Other Policy**

Nationally Planning Policy Framework (NPPF)  
Planning Practice Guidance (PPG)  
Bush Hill Park Conservation Area Character Appraisal

## **6.0 Analysis**

### **6.1 Impact on Character of Surrounding Area**

#### *Policy*

- 6.1.1 Policy CP31 and Policy DMD44 states that when considering development proposals affecting heritage assets, regard will be given to the special character and those applications for development which fail to conserve or enhance the special interest, significance or setting of a heritage asset will normally be refused. This approach is consistent with that set out in the NPPF. Policy DMD14 seeks to ensure that extensions to the side of existing residential properties do not assist in creating a continuous façade of properties or a terracing effect out of character with the street scene. Policy DMD 11 requires that single storey rear extensions do not cause an adverse visual impact and do not impact on the amenities of the original building.

#### *Harm*

- 6.1.2 Any development proposal has some form of impact. An “impact” is not necessarily harmful. Paragraph 132 of the NPPF confirms that it is the significance of the heritage asset upon which a development proposal is considered and that “great weight should be given to the asset’s conservation”. Where a development will lead to less than substantial harm, the harm is to be weighed against the public benefits of the proposal, including securing its optimum viable use.
- 6.1.3 Case law has established (*Barnwell Manor Wind Energy Ltd v East Northamptonshire District Council* [2014] EWCA Civ 137) that where an authority finds that a development proposal would harm the setting ... or the character and appearance of a conservation area, it must give that harm “considerable importance and weight”. Moreover (*Forge Field Society & Ors, R v Sevenoaks District Council* [2014] EWHC 1895 (Admin)) where there is a finding of harm there is a strong presumption against planning permission being granted.

#### *Assessment*

- 6.1.4 The single storey rear extension has been designed to be modern in appearance due to its glazing, its rendered eaves, rendered elevations and flat roof. The modern addition on the ground floor would provide a juxtaposed relationship with the upper floor which is the original building. This is a welcomed relationship as it allows the original fabric of the building to be retained, and notable, whilst allowing a well-lit ground floor area which would be useable for the occupiers of 21 Abbey Road. This element of the scheme cannot be seen from the public realm or easily from the neighbouring properties due to its single storey nature and its height at 2.9m. At this point in the Committee report it should be noted that the glazing would be similar to a conservatory structure, albeit, the roof would not glazed.
- 6.1.5 The glazed doors have been designed to be 0.9m in width across the rear and side elevation and almost the full height of the extension. The narrowness of these doors would complement the windows at the property in terms of embracing the vertical emphasis from the original dwelling house. In this regard, due regard has been given to this element of the scheme in complementing the original dwelling house and its parent features. No objection is raised subject to a condition requiring information about these windows to an appropriate scale.
- 6.1.6 Rather than using a modern material to encase the rear extension, such as timber, to fully embrace the modern approach, the extension is to be smooth rendered. This cue is taken from the existing rear extension which is rendered to provide a smoother transition between the original dwelling house and the proposal. In this regard no objection is raised.
- 6.1.7 It is prudent to note that the single storey rear extension is separate from the single storey side extension. This has been purposefully designed to ensure that the traditionally designed element of the scheme and the more modern designed element of the scheme are read as two separate entities. Specifically, with regards to the single storey side extension, this has been designed to be traditional in appearance to preserve the original dwelling house. It is to have tiled roof, be brick built and have a port hole to the side taking cue from the dwelling house opposite. The extension would accommodate the garage as well as a bay window to match the bay window



at the existing property. Whilst the extension is built at an angle with the shared boundary, the proposal would still have a 1m separation gap with the shared boundary and this angle would not be overtly apparent given the siting of the extension on the plot. It is noted that the garage door will be modern in appearance. It is considered that given this elevation is exposed, a more traditional garage door would be required. Such details can be secured by way of a condition. The bay window would respect the existing bay window at the property and provide a rhythm across the front of the site that would be welcomed within the pattern of the street screen. It would also tidy up this important vista and draw the attention away from the unsightly extension and means of enclosure serving number 19 Abbey Road. In this regard, no objection is raised to this element of the scheme.

- 6.1.8 It is considered that overall the proposed scheme would not harm the Conservation Area but would have a neutral impact, which would be localised given the siting of 19 Abbey Road. Thus the character and appearance of the Conservation Area would be preserved. Further, the majority of the works, which are single storey, are situated to the rear of the property and therefore not visible from the public realm.

#### *Overall*

- 6.1.9 The proposal would preserve the character and appearance of the Bush Hill Conservation Area. The proposal would comply with Policies 7.4 and 7.8 of the London Plan, Policies CP30 and CP31 of the Core Strategy, Policies DMD11, DMD14, DMD37 and DMD44 of the Development Management Document and the Bush Hill Conservation Area Character Appraisal.

#### 6.2 Impact on Neighbouring Properties

##### *Single storey rear extension element of the scheme*

- 6.2.1 DMD 11 (2 a) states that single storey rear extensions must not exceed 3m in depth beyond the original rear wall in the case of semi detached dwelling houses. Following on from this the policy states in section 2 b and c that the extensions must not exceed a line taken at 45 degrees from the midpoint of the nearest original ground floor window to any adjacent properties; or must secure a common alignment of rear extensions. In addition, this policy states that in the case of flat roofs, the extension should not exceed a height of 3m from the ground level when measured from the eaves with an allowance of between 3.3m to 3.5m to the top of a parapet wall.
- 6.2.2 The proposed extension is no more than 3m in depth from the original rear elevation. In this regard, its depth would be policy compliant. The overall height of the extension is 2.9m. In this regard, it would also be policy compliant. Thus, there would be no undue harm to residential amenity. It is noted that there is to be a large glazed area serving the extension, however, this glazed area would not be situated facing number 23, rather, views would only be to the rear garden of the subject site.
- 6.2.3 There is to be glazing to the side of the rear extension. The glazing on the single storey side elevation would face on to the shared boundary with number 19 Abbey Road, which benefits from a large single storey side extension (photographic evidence is below). The glazing would be situated off of the shared boundary by 2.5m at the minimum and 3.8m at the



maximum. It is considered that given that the glazing is single storey in nature, there is a separation distance between the boundaries and because of the existence of the large single storey side extension at number 19, there would be no undue harm caused by the proposed glazed element.



- 6.2.4 The proposal would benefit from flat roof areas. To ensure that the flat roof areas of the extension are not used as an amenity area, a condition is suggested to be imposed to safeguard residential amenity.

*Single storey front and side element of the scheme*

- 6.2.5 Given the siting of the proposed works, and the fact that they are single storey, there would be no undue harm caused to residential amenity in terms of outlook, sunlight and daylight (photographic evidence below). The brick element of the single storey side extension serving the non-habitable garage would benefit from a window. This window has been annotated on the plans to be obscure glazed and thus would not cause harm to residential amenity in terms of perceived privacy.



### *Overall*

- 6.2.6 No objection is raised to the impact to residential amenity in terms of outlook, sunlight, daylight and privacy. This is subject to conditions to safeguard residential amenity.

### 6.3 Other

- 6.3.1 It is noted that the rear garden is to be landscaped and incorporate a hardstanding area. As the hardstanding area is to be below 0.3m this would fall within the remit of permitted development as it would not be defined as a platform and the hardstanding is to the rear of the property. For clarification purposes, the Bush Hill Conservation Area Article 4 Direction does not remove permitted development rights for the erection of areas of hardstanding to the rear of properties. If any trees are to be removed from the site to accommodate the landscaped area this would require consent from the Tree Department, which would fall outside of the remit of the Planning Regulations. The Tree Officer would assess this element of the scheme under the Tree Regulations. No objection is therefore raised to this element of the scheme.
- 6.3.2 It is acknowledged that the plans have been annotated to demonstrate a hardstanding area to the front of the site. This has been subject to discussions between the Officer and the Agent. The hardstanding area is directly to the front of the garage and to the front door. The proposal is also to provide landscaped area to the front of the site. There is no unnecessary hard landscaping to the front of the site as it is all useable and functional (access to the garage, parking and access into the dwelling house). In this regard, no objection is raised subject to a condition requiring the hard landscaping material to be submitted to ensure it is of a high quality and takes into consideration of surface water drainage within the site. In addition, a landscaping scheme to the front of the site would be needed which can be secured by way of a condition. No objection is therefore raised to this element of the scheme.
- 6.3.3 No new means of enclosure are to be erected and the existing is to be retained. If the means of enclosure to the front of the site is to be altered,

then planning permission would be required. The Agent has been made aware of this fact.

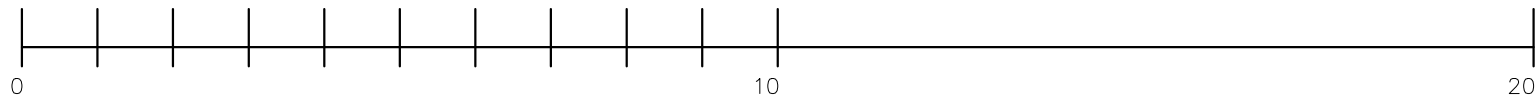
- 6.3.4 It is also acknowledged on the plans that the existing windows are to be replaced with wooden windows. This is a welcomed addition as it would enhance the Conservation Area. A condition has been imposed requesting the details of these windows to ensure that they are appropriate to the original fabric of the building and the Conservation Area. No objection is raised to this welcomed addition subject to conditions.

#### 6.4 CIL

- 6.4.1 The development is not CIL liable due to the size of the development.

### 7.0 **Recommendation**

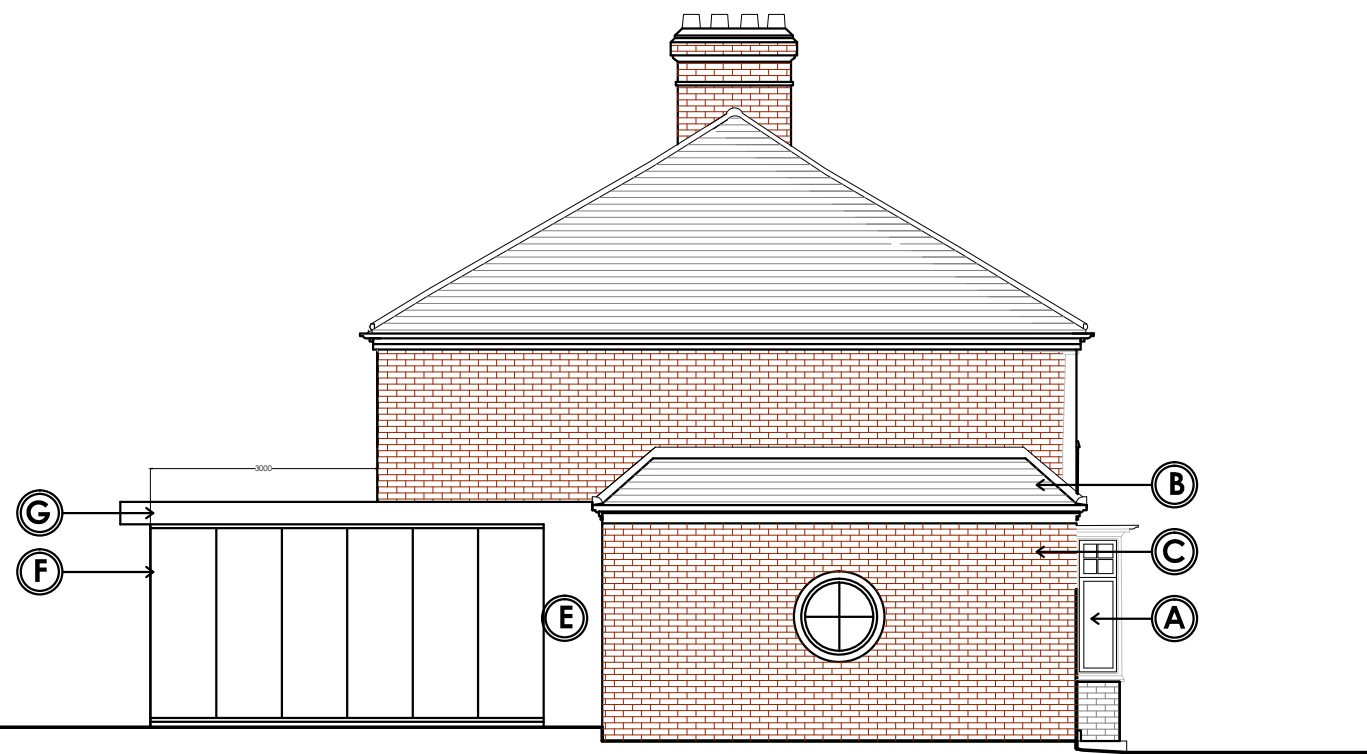
- 7.1 That planning permission be GRANTED subject to the following conditions:
1. Time Limit (three years)
  2. Plans (to be built in accordance with the approved plans)
  3. Material, which also includes the brick type, bond and mortar to the dwelling house shall match the existing dwelling
  4. Details of the proposed windows, doors and garage door to a scale of 1:20 with 1:5 sections showing cills and heads to be submitted.
  5. Flat roof of the extension not to be used as amenity
  6. Details of the hardstanding material to the front which has to be porous
  7. Landscaping scheme to the front of the site



PROPOSED FRONT ELEVATION



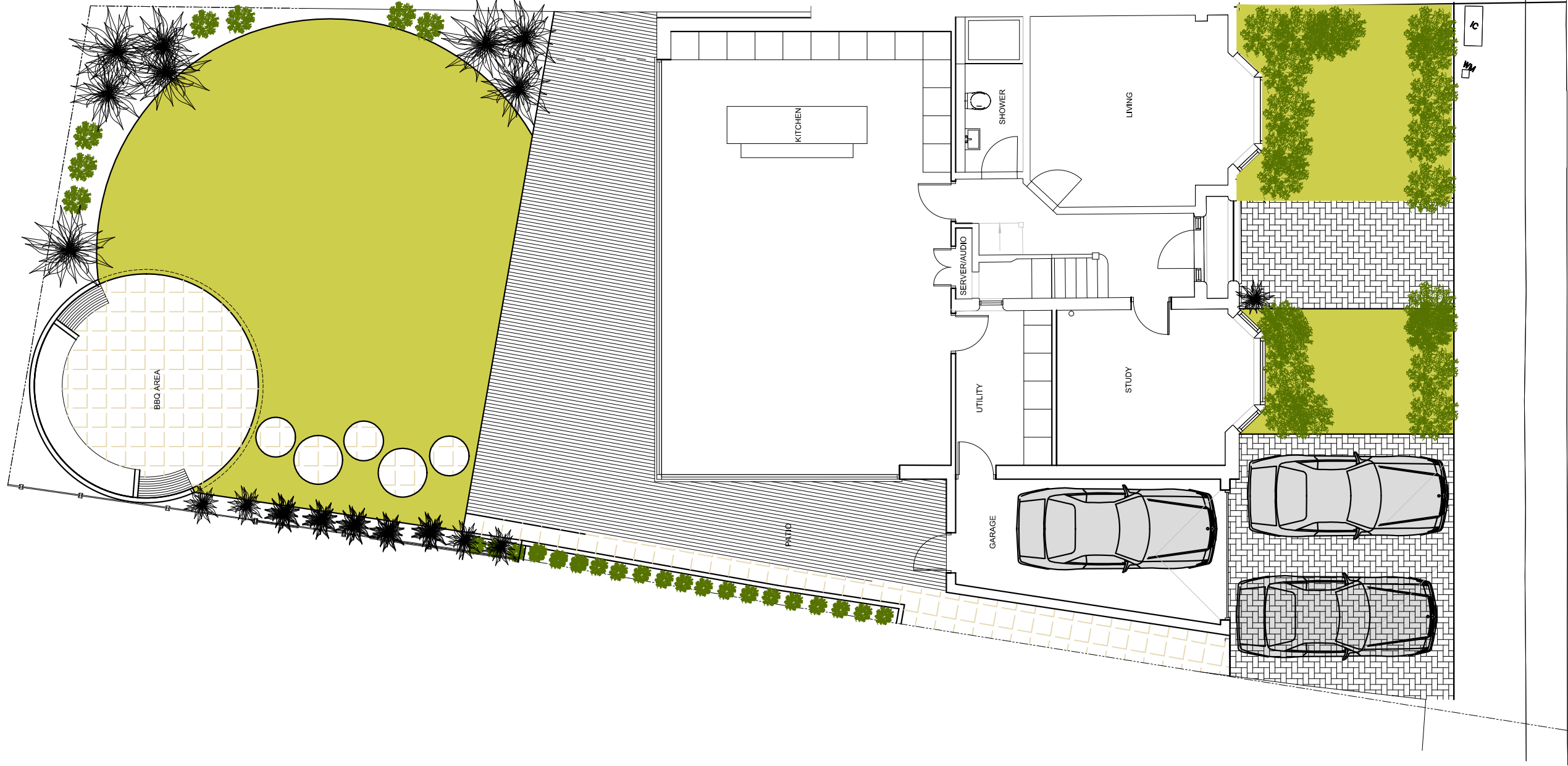
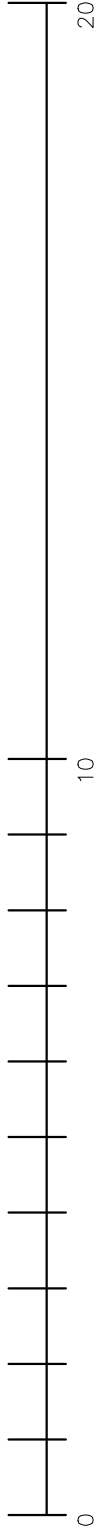
PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION

LEGEND

- A - NEW TIMBER FRAME D/GLAZED GREY FRAMED WINDOWS
- B - NEW ROOF TILES TO MATCH EXISTING
- C - NEW BRICKWORK TO MATCH EXISTING
- D - NEW GARAGE DOOR
- E - NEW SMOOTH PAINTED RENDER WALL
- F - NEW BI-FOLD DOORS
- G - NEW SMOOTH PAINTED RENDER FLAT ROOF
- H - NEW GARAGE DOOR



PROPOSED GROUND FLOOR PLAN

Date : Sept 15

Project : 21 Abbey Road, Bush Hill En1

Dwg No : 21AREN1-04D

Dwg Title : Proposed Plan

Scale : 1:100



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