

Application for Planning Permission.
Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number	<input type="text"/>
Suffix	<input type="text"/>
Property name	<input type="text" value="Millwind Court"/>
Address line 1	<input type="text" value="Dollis Road"/>
Address line 2	<input type="text" value="Church End"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="London"/>
Postcode	<input type="text" value="NW7 1LA"/>

Description of site location must be completed if postcode is not known:

Easting (x)	<input type="text" value="524279"/>
Northing (y)	<input type="text" value="191030"/>

Description

2. Applicant Details

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="A."/>
Surname	<input type="text" value="Friedman"/>
Company name	<input type="text" value="New Way Investments Ltd."/>
Address line 1	<input type="text" value="c/o Tal Arc Ltd"/>
Address line 2	<input type="text" value="2a Crescent Road"/>
Address line 3	<input type="text" value="London"/>
Town/city	<input type="text" value="London"/>
Country	<input type="text" value="United Kingdom"/>

2. Applicant Details

Postcode	N3 1HP
Primary number	
Secondary number	
Fax number	
Email address	

Are you an agent acting on behalf of the applicant?

Yes No

3. Agent Details

Title	Mr
First name	Yossi
Surname	Shahar
Company name	Tal Arc Ltd.
Address line 1	Rear of 8 Dollis Road
Address line 2	(Access from 2a Crescent Road)
Address line 3	
Town/city	London
Country	
Postcode	N3 1HP
Primary number	02033029916
Secondary number	
Fax number	
Email	info@talarc.co.uk

4. Site Area

What is the measurement of the site area?
(numeric characters only).

726

Unit

sq.metres

5. Description of the Proposal

Please describe details of the proposed development or works including any change of use.

If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.

Enlargement and alterations to existing Flat 4, including additional storey at Millwind Court, Dollis Road, London, NW7 1LA.

Has the work or change of use already started?

Yes No

6. Existing Use

Please describe the current use of the site

Residential (4no. flats)

Is the site currently vacant?

Yes No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

Yes No

Land where contamination is suspected for all or part of the site

Yes No

A proposed use that would be particularly vulnerable to the presence of contamination

Yes No

7. Materials

Does the proposed development require any materials to be used in the build?

Yes No

Please provide a description of existing and proposed materials and finishes to be used in the build (including type, colour and name for each material):

Walls	
Description of existing materials and finishes (optional):	Brickwork
Description of proposed materials and finishes:	Brickwork to match existing

Are you supplying additional information on submitted plans, drawings or a design and access statement?

Yes No

If Yes, please state references for the plans, drawings and/or design and access statement

Please see submitted drawings 4MC-PP1-03 (floor plans) and 4MC-PP1-04 (Elevations)

8. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

Yes No

Is a new or altered pedestrian access proposed to or from the public highway?

Yes No

Are there any new public roads to be provided within the site?

Yes No

Are there any new public rights of way to be provided within or adjacent to the site?

Yes No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

Yes No

9. Vehicle Parking

Is vehicle parking relevant to this proposal?

Yes No

10. Trees and Hedges

Are there trees or hedges on the proposed development site?

Yes No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

Yes No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of your local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

11. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.) Yes No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? Yes No

Will the proposal increase the flood risk elsewhere? Yes No

How will surface water be disposed of?

Sustainable drainage system

Existing water course

Soakaway

Main sewer

Pond/lake

12. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species:

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

b) Designated sites, important habitats or other biodiversity features:

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

c) Features of geological conservation importance:

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

13. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains Sewer

Septic Tank

Package Treatment plant

Cess Pit

Other

Unknown

Are you proposing to connect to the existing drainage system? Yes No Unknown

If Yes, please include the details of the existing system on the application drawings. Please state the plan(s)/drawing(s) references.

Drainage and Sewage details will be agreed with Building Control in due course.

14. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? Yes No

If Yes, please provide details:

To be retained as existing.

Have arrangements been made for the separate storage and collection of recyclable waste? Yes No

If Yes, please provide details:

To be retained as existing.

15. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste? Yes No

16. Residential/Dwelling Units

Due to changes in the information requirements for this question that are not currently available on the system, if you need to supply details of Residential/Dwelling Units for your application please follow these steps:

1. Answer 'No' to the question below;
2. Download and complete this supplementary information template (PDF);
3. Upload it as a supporting document on this application, using the 'Supplementary information template' document type.

This will provide the local authority with the required information to validate and determine your application.

Does your proposal include the gain, loss or change of use of residential units? Yes No

17. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? Yes No

18. Employment

Will the proposed development require the employment of any staff? Yes No

19. Hours of Opening

Are Hours of Opening relevant to this proposal? Yes No

20. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

N/A

Is the proposal for a waste management development? Yes No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website

21. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances? Yes No

22. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? Yes No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

- The agent
 The applicant
 Other person

23. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? Yes No

24. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent. Yes No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

25. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE B - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates.

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural tenant' has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant	Mr C. R. Jamieson
Number	1
Suffix	
House Name	Millwind Court
Address line 1	Dollis Road
Address line 2	
Town/city	London
Postcode	NW7 1LA
Date notice served (DD/MM/YYYY)	19/12/2018

25. Ownership Certificates and Agricultural Land Declaration

Name of Owner/Agricultural Tenant	Ms A. J. Pearce
Number	2
Suffix	
House Name	Millwind Court
Address line 1	Dollis Road
Address line 2	
Town/city	London
Postcode	NW7 1LA
Date notice served (DD/MM/YYYY)	19/12/2018

Name of Owner/Agricultural Tenant	Mr R. J. Corcoran
Number	3
Suffix	
House Name	Millwind Court
Address line 1	Dollis Road
Address line 2	
Town/city	London
Postcode	NW7 1LA
Date notice served (DD/MM/YYYY)	19/12/2018

Person role

- The applicant
 The agent

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="YOSSI"/>
Surname	<input type="text" value="SHAHAR"/>
Declaration date (DD/MM/YYYY)	<input type="text" value="24/12/2018"/>

Declaration made

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Date (cannot be pre-application)

Community Infrastructure Levy (CIL) - Determining whether a Development may be CIL Liable Planning Application Additional Information Requirement form

Following the introduction of the Community Infrastructure Levy (CIL) all applicants for full planning permission, including householder applications and reserved matters following an outline planning permission, and applicants for lawful development certificates are required to provide the following information. **Please read the associated Guidance Notes before you complete the form. Notes on the questions are provided at http://www.planningportal.gov.uk/uploads/1app/cil_guidance.pdf**

1. Application Details

Applicant or Agent Name:

Yossi Shahar for Tal Arc Ltd

Planning Portal Reference
(if applicable):

PP-07502445

Local authority planning application number
(if allocated):

Site Address:

Millwind Court
Dollis Road
London
NW7 1LA

Description of development:

Enlargement and alterations to existing Flat 4, including additional storey at Millwind Court, Dollis Road, London, NW7 1LA.

Does the application relate to minor material changes to an existing planning permission (is it a Section 73 application)?

Yes

Please enter the application number:

No

If yes, please go to **Question 3**. If no, please continue to **Question 2**.

2. Liability for CIL

Does your development include:

a) New build floorspace (including extensions and replacement) of 100 sq ms or above?

Yes No

b) Proposals for one or more new dwellings either through conversion or new build (except the conversion of a single dwelling house into two or more separate dwellings)?

Yes No

c) None of the above

Yes No

If you answered yes to either a), or b) please go to **Question 4.**

If you answered yes to c), please go to **8. Declaration** at the end of the form.

3. Applications for Minor Material Changes to an Existing Planning Permission

a) Does this application involve a change in the amount or use of new build floorspace, where the total floorspace, including that previously granted planning permission, is over 100 sq m?

Yes No

b) Does this application involve a change in the amount of floorspace where one or more new dwellings are proposed, either through conversion or new build (except the conversion of a single dwelling house into two or more separate dwellings)?

Yes No

If you answered yes to either a), or b) please go to **Question 4.**

If you answered no to both a) and b), please go to **8. Declaration** at the end of the form.

4. Exemption or Relief

a) Is the site owned by a charity where the development will be wholly or mainly for charitable purposes, and the development will be either occupied by or under the control of a charitable institution?

Yes No

b) Does the proposed development include affordable housing which qualifies for mandatory or discretionary Social Housing relief?

Yes No

If you answered yes to a) or b), please also complete CIL Form 2 – '**Claiming Exemption or Relief**' available from www.planningportal.gov.uk/cil. You will also need to complete this form if you think you are eligible for discretionary charitable relief offered by the relevant local authority, please check their website for details.

c) Do you wish to claim a self build exemption for a whole new home?

Yes No

If you have answered yes to c) please also complete a CIL Form SB1-1 - '**Self Build Exemption Claim Form: Part 1**' available from www.planningportal.gov.uk/cil.

d) Do you wish to claim a self build exemption for a residential annex or extension?

Yes No

If you have answered yes to d) please also complete CIL Form '**Self Build Annex or Extension Claim Form**' available from www.planningportal.gov.uk/cil.

5. Reserved Matters Applications

Does this application relate to details or reserved matters pursuant to an application that was granted planning permission prior to the introduction of the CIL charge in the relevant local authority area?

Yes

Please enter the application number:

No

If you answered yes, please go to **8. Declaration** at the end of the form.

If you answered no, please continue to complete the form.

6. Proposed New Floorspace

a) Does your application involve new **residential floorspace** (including new dwellings, extensions, conversions/changes of use, garages, basements or any other buildings ancillary to residential use)?

N.B. conversion of a single dwelling house into two or more separate dwellings (without extending them) is NOT liable for CIL. If this is the sole purpose of your development proposal, answer 'no' to Question 2b and go straight to the declaration at Question 8.

Yes No

If yes, please complete the table in section 6c) below, providing the requested information, including the floorspace relating to new dwellings, extensions, conversions, garages or any other buildings ancillary to residential use.

b) Does your application involve new **non-residential floorspace**?

Yes No

If yes, please complete the table in section 6c) below, using the information provided for Question 18 on your planning application form.

c) Proposed floorspace:

Development type	(i) Existing gross internal floorspace (square metres)	(ii) Gross internal floorspace to be lost by change of use or demolition (square metres)	(iii) Total gross internal floorspace proposed (including change of use, basements, and ancillary buildings) (square metres)	(iv) Net additional gross internal floorspace following development (square metres) (iv) = (iii) - (ii)
Market Housing (if known)	256	256	383	127
Social Housing, including shared ownership housing (if known)				
Total residential floorspace	256	256	383	127
Total non-residential floorspace	0	0	0	0
Total floorspace	256	256	383	127

7. Existing Buildings

a) How many existing buildings on the site will be retained, demolished or partially demolished as part of the development proposed?

Number of buildings:

b) Please state for each existing building/part of an existing building that is to be retained or demolished, the gross internal floorspace that is to be retained and/or demolished and whether all or part of each building has been in use for a continuous period of at least six months within the past thirty six months. Any existing buildings into which people do not usually go or only go into intermittently for the purposes of inspecting or maintaining plant or machinery, or which were granted temporary planning permission should not be included here, but should be included in the table in question 7c).

	Brief description of existing building/part of existing building to be retained or demolished.	Gross internal area (sq ms) to be retained.	Proposed use of retained floorspace.	Gross internal area (sq ms) to be demolished.	Was the building or part of the building occupied for its lawful use for 6 of the 36 previous months (excluding temporary permissions)?		When was the building last occupied for its lawful use? Please enter the date (dd/mm/yyyy) or tick still in use.
					Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
1	Block of 4no. flats	256	Residential	0	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Date: or Still in use: <input checked="" type="checkbox"/>
2					Yes <input type="checkbox"/>	No <input type="checkbox"/>	Date: or Still in use: <input type="checkbox"/>
3					Yes <input type="checkbox"/>	No <input type="checkbox"/>	Date: or Still in use: <input type="checkbox"/>
4					Yes <input type="checkbox"/>	No <input type="checkbox"/>	Date: or Still in use: <input type="checkbox"/>
Total floorspace		256		0			

7. Existing Buildings continued

c) Does your proposal include the retention, demolition or partial demolition of any whole buildings **into which people do not usually go or only go into intermittently for the purposes of inspecting or maintaining plant or machinery, or which were granted planning permission for a temporary period**? If yes, please complete the following table:

	Brief description of existing building (as per above description) to be retained or demolished.	Gross internal area (sq ms) to be retained	Proposed use of retained floorspace	Gross internal area (sq ms) to be demolished
1				
2				
3				
4				
Total floorspace into which people do not normally go, only go intermittently to inspect or maintain plant or machinery, or which was granted temporary planning permission				

d) If your development involves the conversion of an existing building, will you be creating a new mezzanine floor within the existing building?

Yes No

e) If Yes, how much of the gross internal floorspace proposed will be created by the mezzanine floor (sq ms)?

Use	Mezzanine floorspace (sq ms)

8. Declaration

I/we confirm that the details given are correct.

Name:

Yossi Shahr for Tal Arc Ltd

Date (DD/MM/YYYY). Date cannot be pre-application:

24/12/2018

It is an offence for a person to knowingly or recklessly supply information which is false or misleading in a material respect to a collecting or charging authority in response to a requirement under the Community Infrastructure Levy Regulations (2010) as amended (regulation 110, SI 2010/948). A person guilty of an offence under this regulation may face unlimited fines, two years imprisonment, or both.

For local authority use only

App. No:

Comments for Planning Application 18/7670/FUL

Application Summary

Application Number: 18/7670/FUL

Address: 4 Millwind Court Dollis Road London NW7 1LA

Proposal: Enlargement and alterations to existing flat 4 including creation of an additional storey at second floor level

Case Officer: Ashley Niman

Customer Details

Name: Ms Christine Gonzales

Address: 19 Thornfield Court Mill Hill East London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Safety Risk

1-inadequate Footing

2-structural risk

Planner should take serious measures in making sure that the structural integrity and walls of the ground floor and foundations are respected. Not compromised. The additional story endangers the residents below due to lack of structural capacity and inadequate footing.

Comments for Planning Application 18/7670/FUL

Application Summary

Application Number: 18/7670/FUL

Address: 4 Millwind Court Dollis Road London NW7 1LA

Proposal: Enlargement and alterations to existing flat 4 including creation of an additional storey at second floor level

Case Officer: Ashley Niman

Customer Details

Name: Mr Charles Nolan

Address: 2, Mill Close(off Holders Hill Road) London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This property will be overlooking our garden and house very closely, and will lead to a loss of privacy. Parking is already a real problem in that area and pavements are already badly damaged with cars on the pavements.

Comments for Planning Application 18/7670/FUL

Application Summary

Application Number: 18/7670/FUL

Address: 4 Millwind Court Dollis Road London NW7 1LA

Proposal: Enlargement and alterations to existing flat 4 including creation of an additional storey at second floor level

Case Officer: Ashley Niman

Customer Details

Name: Ms Jayne Pearce

Address: 2 Millwind Court Dollis Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Request to speak at committee

Comment: I object on the grounds summarised below, a full letter has been sent to the Planning Department:

Noise & Disturbance resulting from use: addition of a third storey above my home creating additional occupancy, increasing noise and disturbance to my daily life, impacting on the enjoyment of my home. Ref: SPD Residential Design Guidance 14.2.

Loss of Privacy: overlooking of my garden creating a feeling of being hemmed in and exposed, Ref: SPD Residential Design Guidance 14.2, 14.4 .

Detrimental Impact on character of building and street scene: Millwind Court was designed to comprise four self-contained maisonettes to create the look of 2 semi-detached houses in keeping with the design of the suburban area, creating harmony with the other buildings in the street. Apart from the purpose built mixed retail/residential block on Thornfield Parade, all other properties in the street are two storey or single storey homes. Ref SPD Residential Design Guidance 14.2, 14.8, 14.9, 14.13

Overdevelopment of the site: creation of an additional 4 bedrooms of significant size, 2 with en suite bathrooms, plus family bathroom, providing space for a minimum of 8 people. This would increase the floor space of 4 Millwind Court by around 200%.

Design and appearance: The design does not respect the proportions of the existing building and the proposed height of the development will result in an overbearing building. Ref SPD Residential

Design Guidance 14.8, 14.13

Disruption to visual amenity: The look of Millwind Court will be greatly distorted by the addition of a 3rd storey plus new roof, totally out of character with the rest of the surrounding area and dominating neighbours' properties. Ref SPD Residential Design Guidance 14.4, 14.8.

Stacking issues: proposed room layout does not mirror that in the maisonette below.

Impact on parking: already insufficient street parking will be further adversely affected.

Comments for Planning Application 18/7670/FUL

Application Summary

Application Number: 18/7670/FUL

Address: 4 Millwind Court Dollis Road London NW7 1LA

Proposal: Enlargement and alterations to existing flat 4 including creation of an additional storey at second floor level

Case Officer: Ashley Niman

Customer Details

Name: Mrs Tania Shah

Address: 8 Thornfield Avenue Mill Hill

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the proposal at 4 Millwind Court, Dollis Road for the following reasons:

Parking and traffic issues

Noise and disturbance

Layout and density of building - not in keeping with the other houses, which will impact on the street scene. Other buildings are 2 storey and the proposal is to create a 3 storey building.

Comments for Planning Application 18/7670/FUL

Application Summary

Application Number: 18/7670/FUL

Address: 4 Millwind Court Dollis Road London NW7 1LA

Proposal: Enlargement and alterations to existing flat 4 including creation of an additional storey at second floor level

Case Officer: Ashley Niman

Customer Details

Name: Mr Manuel Demoya

Address: Millwind Court Dollis Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object because the proposed development does not fit in with the character and architectural style of the street and will result in Millwind Court becoming an over-bearing building compared with all the other houses in the street. It will also negatively impact on parking in the street.

Comments for Planning Application 18/7670/FUL

Application Summary

Application Number: 18/7670/FUL

Address: 4 Millwind Court Dollis Road London NW7 1LA

Proposal: Enlargement and alterations to existing flat 4 including creation of an additional storey at second floor level

Case Officer: Ashley Niman

Customer Details

Name: Mrs Maria Reis

Address: 16 Thornfield Court Holders Hill Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: There is already a problem in the area with car parking, this development does not make any new car parking spaces. This is a big issue with the private road along my building in Thornfield Court.

The shape and height of the proposed building would be too tall compared to the other residential houses in the street.

Comments for Planning Application 18/7670/FUL

Application Summary

Application Number: 18/7670/FUL

Address: 4 Millwind Court Dollis Road London NW7 1LA

Proposal: Enlargement and alterations to existing flat 4 including creation of an additional storey at second floor level

Case Officer: Ashley Niman

Customer Details

Name: Mr Siddhartha Sarangi

Address: 1 Mill Close London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Request to speak at committee

Comment: Dear Sir / Madam

I live in 1 Mill Close which adjoins the building in consideration here. When my house was being considered, objections were raised by my neighbours in these very buildings regarding the loss of privacy as we could potentially view their rear gardens.

We spent a very large sum of money building a very high wall and opaque windows to prevent said view. It's bizarre that now the very building which would have had this concern is being proposed to be elevated, whereby our back garden will now be in clear view of the new floor in spite of the tall wall built at my sole cost.

I would like to object to this development. Also the entire area of Dollis Road is terribly crowded with traffic and parking being a major issue.

Thanks and Regards

Comments for Planning Application 18/7670/FUL

Application Summary

Application Number: 18/7670/FUL

Address: 4 Millwind Court Dollis Road London NW7 1LA

Proposal: Enlargement and alterations to existing flat 4 including creation of an additional storey at second floor level

Case Officer: Ashley Niman

Customer Details

Name: Mr D Farnworth

Address: 22 Thornfield Ave Mill Hill

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposed development is not in keeping with the character of the street, would be over-bearing and intrusive to neighbours.

Comments for Planning Application 18/7670/FUL

Application Summary

Application Number: 18/7670/FUL

Address: 4 Millwind Court Dollis Road London NW7 1LA

Proposal: Enlargement and alterations to existing flat 4 including creation of an additional storey at second floor level

Case Officer: Ashley Niman

Customer Details

Name: Miss Rekha Dudhia

Address: 121 Dollis Road Mill Hill East LONDON

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Construction applied for is not in keeping with the area, it will be obtrusive and not inline with the properties in the area.

Also added traffic with more strain on parking which is already a problem.

Comments for Planning Application 18/7670/FUL

Application Summary

Application Number: 18/7670/FUL

Address: 4 Millwind Court Dollis Road London NW7 1LA

Proposal: Enlargement and alterations to existing flat 4 including creation of an additional storey at second floor level

Case Officer: Ashley Niman

Customer Details

Name: Mr Gavin O'Donovan

Address: Honeybourne Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am a frequent visitor to the area and object to the planning application on the following basis;

- In appearance the proposed building will look out of scale with the other semi-detached residential buildings in Dollis Road, which are one storey in height.

- More people in the building will create more potential for traffic issues and further pressure on parking in the street.

- The plans indicate an overdevelopment of the site with the addition of four sizeable bedrooms, two of which are en-suite plus a family bathroom. This would provide room for more than 8 people. This would have significant impact on the existing residents of Millwind Court in terms of noise and disturbance.

Comments for Planning Application 18/7670/FUL

Application Summary

Application Number: 18/7670/FUL

Address: 4 Millwind Court Dollis Road London NW7 1LA

Proposal: Enlargement and alterations to existing flat 4 including creation of an additional storey at second floor level

Case Officer: Ashley Niman

Customer Details

Name: Mr Clifford Jamieson

Address: 1 Millwind Court Dollis Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Request to speak at committee

Comment: A more detailed letter of objection dated 04/02/19 has been submitted. In summary my objections are;

Being overlooked, loss of privacy and feeling hemmed in:

The additional storey being wholly part of maisonette 4 means that on my side of the property the occupants will look out directly over my garden. This is an unacceptable invasion of my privacy and will create a sense of enclosure and a hemmed in feeling, causing loss of light and overshadowing which will have a significant impact on my enjoyment of the garden.

New storey room layouts:

Plans for the new storey have taken no account of the room layouts in the neighbouring properties below i.e. bathrooms are above bedrooms.

This will cause significant noise and disturbance to the neighbours below as well the potential for leaks into furnished rooms.

Detrimental effect on local character of the street and neighbourhood:

Millwind Court replicates 2 semi-detached houses in keeping with the suburban residential style of the rest of the properties in Dollis Road. An additional 3rd storey will from the external aspect create a 3 storey semi-detached house, completely out of keeping with the rest of the properties in

the neighbourhood and creating a precedent for every 2 storey semi-detached property in the street or even the Borough.

It does not take account of the established local form of development, detracting from the consistent and coherent architectural character of the street (i.e. 2 storey properties only). Nor does it take account of the changes in roof levels between the closely neighbouring properties of Nos. 76 & 78 Dollis Road.

Overdevelopment of the site:

Extending property No. 4 to 3 times its current size, creating a very large 4 bedroom maisonette of almost 200m² is a gross overdevelopment being overly dominant and out of scale, failing to respect the proportions of the existing property

Many new 4 bedroom properties are available in the new development scheme half mile away

Comments for Planning Application 18/7670/FUL

Application Summary

Application Number: 18/7670/FUL

Address: 4 Millwind Court Dollis Road London NW7 1LA

Proposal: Enlargement and alterations to existing flat 4 including creation of an additional storey at second floor level

Case Officer: Ashley Niman

Customer Details

Name: Mr Roger Cobb

Address: 78 Dollis Road Mill Hill London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Request to speak at committee

Comment: We must severely object to this Planning Application on the following grounds:

Loss of Light:

The righthand side elevation of our house is on the garden boundary of 1 Millwind Court and within 5m of the building. We have a bathroom window on this elevation and the construction of an additional storey on Millwind Court will severely cut out the light to this window.

Loss of Privacy:

From the plans it would appear that windows are proposed to the side and rear elevations which will look out directly over our rear garden causing a significant loss of privacy. The addition of an extra storey on Millwind Court will also be overbearing and dominant to our property.

Completely out of keeping with the rest of the street:

We feel that this proposed development is totally out of keeping with the existing buildings in Dollis Road which are semi-detached properties of two storeys. Millwind Court, as it was built, aesthetically suits the neighbouring properties, however, the addition of a third storey will seriously spoil the street's visual aspect.

Adding an extra storey to Millwind Court the roof will be considerably higher than ours and all of the other houses in the street. This is completely out of scale with the street and our concern is

this will set a precedent for other developments in Dollis Road or within the Borough.

Additional car parking:

The bus stops in Dollis Road have been increased to three times their original length, taking away a number of valuable car parking spaces. There is now insufficient parking spaces in Dollis Road for the current residents, let alone the potential for the many more cars that a 4 bedroom property will inevitably create.

Building Works:

The building works involved in this development will be extensive. Apart from the loss of light and overbearing nature of any scaffolding required (one would imagine with a temporary roof) there will be construction noise and traffic issues caused by deliveries creating a serious nuisance.

Comments for Planning Application 18/7670/FUL

Application Summary

Application Number: 18/7670/FUL

Address: 4 Millwind Court Dollis Road London NW7 1LA

Proposal: Enlargement and alterations to existing flat 4 including creation of an additional storey at second floor level

Case Officer: Ashley Niman

Customer Details

Name: Mr Jason White

Address: Dance Square London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: As a regular visitor, I wish to object on the following grounds:

- The proposal is a significant over development of the existing two storey building, with little consideration given to the surrounding urban grain of two storey maisonettes, and as such would set a significant precedent for other applications to subsequently follow
- The proposed layout would not reflect the small dwelling typology of the surrounding housing stock, of small flats
- The proportion of the front façade as originally designed would be significantly compromised by the addition of a whole storey, making it appear too high for its width and overbearing, with significant impact on the street scene
- There are practical considerations, possibly not for planning consideration, such as the overloading of the existing foundations, and drainage proposals, which would have significant implications for the neighbouring properties, most significantly those in the same building
- Is the existing external amenity space of sufficient size for the significant increase in dwelling footprint?
- I'm not aware of current parking arrangements in the area, but the type of accommodation shown, exclusively very large double bedrooms, some with ensuite facilities, would suggest adult occupancy, which would further suggest more cars needing to be parked outside to the enlarged property.
- The reduction in light for surrounding properties and their gardens, especially during the darker winter months would be significant and damaging

Comments for Planning Application 18/7670/FUL

Application Summary

Application Number: 18/7670/FUL

Address: 4 Millwind Court Dollis Road London NW7 1LA

Proposal: Enlargement and alterations to existing flat 4 including creation of an additional storey at second floor level

Case Officer: Ashley Niman

Customer Details

Name: Mr Richard Corcoran

Address: 3 Millwind Court Dollis Road Mill Hill East

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: A full detailed letter has been sent to Barnet Dev Mgmt. & Building control Service Department, and confirmed as received by the case officer.

I object for the following reasons:-

1. The proposed building does not respect the existing residential context within the neighbourhood (1 & 2 storeys). The intended building use of Millwind Court is residential only, not commercial.
2. Over Development of Maisonette 4: The proposed building would mean maisonette 4 would go from being $\frac{1}{4}$ of the existing residential building floor space to being $\frac{1}{2}$ of the entire building floor space (excluding any future development proposals). This is an over development within the context of a residential building and an imbalance within the building that number 4 would dominate.
3. Disharmony with respect to height and scale of the proposed residential building. Reference to section 14.9 Residential Design Guidance (RDG) re: extension height, and domination.
4. Noise & disturbance within the proposed building with a minimum of 4 large bedrooms, thus increasing the level of activity and noise throughout the proposed building.
5. Over bearing impact & loss of light: as the below maisonette at ground floor level, the addition of a further storey will make me feel enclosed & overlooked in particular in my back garden area & at times of day would mean a loss of light.

6. Proposed Waste Storage & collection insufficient for the proposed extension: The proposal would cause an issue in particular for maisonettes 3 & 4 as the existing bins are not enough number 3 & 4. The current planning indicates 'to be retained as existing', which is already not adequate.
7. Parking: The proposal with more occupants would cause further issues for parking in the area.
8. The proposal has some inaccuracies on drawing 4MC-PP1-03, including no reference to the chimney stack on the proposed 2nd floor.

Point of information: The Site Notice at the property has been missing since 23rd JAN.

Comments for Planning Application 18/7670/FUL

Application Summary

Application Number: 18/7670/FUL

Address: 4 Millwind Court Dollis Road London NW7 1LA

Proposal: Enlargement and alterations to existing flat 4 including creation of an additional storey at second floor level

Case Officer: Ashley Niman

Customer Details

Name: Mr SPIRO Novruzaj

Address: 48 hall lane Hendon

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: BARNET need more living space for big families instead of building on green belt welcome development I fully support it

Comments for Planning Application 18/7670/FUL

Application Summary

Application Number: 18/7670/FUL

Address: 4 Millwind Court Dollis Road London NW7 1LA

Proposal: Enlargement and alterations to existing flat 4 including creation of an additional storey at second floor level

Case Officer: Ashley Niman

Customer Details

Name: Mrs Tal Brand

Address: 8 Dollis Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

Comment: I live just around the corner from the property

And know it very well, it's adjoining a large block of flats and additional floor will not impact the surrounding area at all, with the additional floor the building will still be much lower than the neighboring block of flats next door

Comments for Planning Application 18/7670/FUL

Application Summary

Application Number: 18/7670/FUL

Address: 4 Millwind Court Dollis Road London NW7 1LA

Proposal: Enlargement and alterations to existing flat 4 including creation of an additional storey at second floor level

Case Officer: Ashley Niman

Customer Details

Name: Mr Oren Benitha

Address: 76 Dartmouth road Hendon London

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I fully support the application I'm looking for a large 4 bedroom flat for ages there are simply none available

Comments for Planning Application 18/7670/FUL

Application Summary

Application Number: 18/7670/FUL

Address: 4 Millwind Court Dollis Road London NW7 1LA

Proposal: Enlargement and alterations to existing flat 4 including creation of an additional storey at second floor level

Case Officer: Ashley Niman

Customer Details

Name: Mr Federico Fernando

Address: 24 woodcroft Avenue London Mill hill

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I fully support the application great addition to this up and coming residential area

Comments for Planning Application 18/7670/FUL

Application Summary

Application Number: 18/7670/FUL

Address: 4 Millwind Court Dollis Road London NW7 1LA

Proposal: Enlargement and alterations to existing flat 4 including creation of an additional storey at second floor level

Case Officer: Ashley Niman

Customer Details

Name: Mr Dean Friedman

Address: 6 parkside Mill hill London

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I looked at the plans and happy that the additional floor is with keeping with the street care caters and style

Comments for Planning Application 18/7670/FUL

Application Summary

Application Number: 18/7670/FUL

Address: 4 Millwind Court Dollis Road London NW7 1LA

Proposal: Enlargement and alterations to existing flat 4 including creation of an additional storey at second floor level

Case Officer: Ashley Niman

Customer Details

Name: Ms Tal Brand

Address: Dollis road Mill hill London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I pressed the natural option by mistake. I support the application see my earlier comments

Comments for Planning Application 18/7670/FUL

Application Summary

Application Number: 18/7670/FUL

Address: 4 Millwind Court Dollis Road London NW7 1LA

Proposal: Enlargement and alterations to existing flat 4 including creation of an additional storey at second floor level

Case Officer: Ashley Niman

Customer Details

Name: Ms Tal Brand

Address: 8 Dollis road London London

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

Comment: The web site keep inserting the wrong details I fully support the application

Comments for Planning Application 18/7670/FUL

Application Summary

Application Number: 18/7670/FUL

Address: 4 Millwind Court Dollis Road London NW7 1LA

Proposal: Enlargement and alterations to existing flat 4 including creation of an additional storey at second floor level

Case Officer: Ashley Niman

Customer Details

Name: Mr Peter Duboff

Address: 7 Moorcroft Ct, Bibsworth Road, London N3 3RE London

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Finally large flat in the area, much needed.

Comments for Planning Application 18/7670/FUL

Application Summary

Application Number: 18/7670/FUL

Address: 4 Millwind Court Dollis Road London NW7 1LA

Proposal: Enlargement and alterations to existing flat 4 including creation of an additional storey at second floor level

Case Officer: Ashley Niman

Customer Details

Name: Ms Tal Brand

Address: 8 Dollis road London

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

Comments for Planning Application 18/7670/FUL

Application Summary

Application Number: 18/7670/FUL

Address: 4 Millwind Court Dollis Road London NW7 1LA

Proposal: Enlargement and alterations to existing flat 4 including creation of an additional storey at second floor level

Case Officer: Ashley Niman

Customer Details

Name: Mr Virgil Novruzaj

Address: 4 Barford close hendon London

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Can't understand any of the grounds for objection as far as I know the owners of the block of flats all been offerd to buy a share of the freehold so a joint decision can be made Re the planning application but they decline .why they complaining now ?

Comments for Planning Application 18/7670/FUL

Application Summary

Application Number: 18/7670/FUL

Address: 4 Millwind Court Dollis Road London NW7 1LA

Proposal: Enlargement and alterations to existing flat 4 including creation of an additional storey at second floor level

Case Officer: Ashley Niman

Customer Details

Name: Ms Tal Brand

Address: 8 Dollis road London

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Just correcting the wrong comment type

Comments for Planning Application 18/7670/FUL

Application Summary

Application Number: 18/7670/FUL

Address: 4 Millwind Court Dollis Road London NW7 1LA

Proposal: Enlargement and alterations to existing flat 4 including creation of an additional storey at second floor level

Case Officer: Ashley Niman

Customer Details

Name: Ms Donika Tota

Address: Flat 2 Barford close London

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I support the application

Comments for Planning Application 18/7670/FUL

Application Summary

Application Number: 18/7670/FUL

Address: 4 Millwind Court Dollis Road London NW7 1LA

Proposal: Enlargement and alterations to existing flat 4 including creation of an additional storey at second floor level

Case Officer: Ashley Niman

Customer Details

Name: Mr AMIR Greenstein

Address: 40 Hale lane Mill Hill London

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:Great application Progress and development in mill hill is so much needed .

Comments for Planning Application 18/7670/FUL

Application Summary

Application Number: 18/7670/FUL

Address: 4 Millwind Court Dollis Road London NW7 1LA

Proposal: Enlargement and alterations to existing flat 4 including creation of an additional storey at second floor level

Case Officer: Ashley Niman

Customer Details

Name: Mr Steven Novack

Address: 12 Uphill road Mill hill

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I fully support the application

Comments for Planning Application 18/7670/FUL

Application Summary

Application Number: 18/7670/FUL

Address: 4 Millwind Court Dollis Road London NW7 1LA

Proposal: Enlargement and alterations to existing flat 4 including creation of an additional storey at second floor level

Case Officer: Ashley Niman

Customer Details

Name: Ms Alexandra King

Address: Flat 1 24 Woddcroft Avenue Mill Hill

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Lovely addition , fully supporting

Comments for Planning Application 18/7670/FUL

Application Summary

Application Number: 18/7670/FUL

Address: 4 Millwind Court Dollis Road London NW7 1LA

Proposal: Enlargement and alterations to existing flat 4 including creation of an additional storey at second floor level

Case Officer: Ashley Niman

Customer Details

Name: Mr Colin Putney

Address: 12 Thornfield Court Holders Hill Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am concerned at the prospect of loss of light to my flat which looks out on this.

The overbearing nature of this proposal seems to be out of character with the street and nearby properties.

It may create pressure on parking.

Comments for Planning Application 18/7670/FUL

Application Summary

Application Number: 18/7670/FUL

Address: 4 Millwind Court Dollis Road London NW7 1LA

Proposal: Enlargement and alterations to existing flat 4 including creation of an additional storey at second floor level

Case Officer: Ashley Niman

Customer Details

Name: Mr Mark Silver

Address: Rogate, Arkley Drive, EN5 3LN Arkley London

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Plans looking good larger flats are much In Demand now days as families find it harder to maintain running cost of larger houses

Comments for Planning Application 18/7670/FUL

Application Summary

Application Number: 18/7670/FUL

Address: 4 Millwind Court Dollis Road London NW7 1LA

Proposal: Enlargement and alterations to existing flat 4 including creation of an additional storey at second floor level

Case Officer: Ashley Niman

Customer Details

Name: Mr Ian Ftaiha

Address: 8 Parkside Mill Hill

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

Comment: Affordable housing is much needed in the area

I understand the flat is let to social housing and in need of enlargement

Comments for Planning Application 18/7670/FUL

Application Summary

Application Number: 18/7670/FUL

Address: 4 Millwind Court Dollis Road London NW7 1LA

Proposal: Enlargement and alterations to existing flat 4 including creation of an additional storey at second floor level

Case Officer: Ashley Niman

Customer Details

Name: Mr Taulant Mjataj

Address: Grahame Park way 19. NW7 2LA Mill Hill

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I support the application

Comments for Planning Application 18/7670/FUL

Application Summary

Application Number: 18/7670/FUL

Address: 4 Millwind Court Dollis Road London NW7 1LA

Proposal: Enlargement and alterations to existing flat 4 including creation of an additional storey at second floor level

Case Officer: Ashley Niman

Customer Details

Name: Mr Mark Rose

Address: 7 Holmwood grove Mill Hill London

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Great idea to develop this old building and regenerate the area

Comments for Planning Application 18/7670/FUL

Application Summary

Application Number: 18/7670/FUL

Address: 4 Millwind Court Dollis Road London NW7 1LA

Proposal: Enlargement and alterations to existing flat 4 including creation of an additional storey at second floor level

Case Officer: Ashley Niman

Customer Details

Name: Mr Mark Rose

Address: 7 Holmwood grove Mill Hill London

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Great idea to develop this old building and regenerate the area

Comments for Planning Application 18/7670/FUL

Application Summary

Application Number: 18/7670/FUL

Address: 4 Millwind Court Dollis Road London NW7 1LA

Proposal: Enlargement and alterations to existing flat 4 including creation of an additional storey at second floor level

Case Officer: Ashley Niman

Customer Details

Name: Mr Ian Ftaiha

Address: 8 Parkside Mill hill London

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: See comment from before ..., from some reason it show natural instead of support

Comments for Planning Application 18/7670/FUL

Application Summary

Application Number: 18/7670/FUL

Address: 4 Millwind Court Dollis Road London NW7 1LA

Proposal: Enlargement and alterations to existing flat 4 including creation of an additional storey at second floor level

Case Officer: Ashley Niman

Customer Details

Name: Ms Lean Harrison

Address: Flat 4 24 woodcroft avenue Mill Hill

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Mill Hill need more residential space specially for large families

Comments for Planning Application 18/7670/FUL

Application Summary

Application Number: 18/7670/FUL

Address: 4 Millwind Court Dollis Road London NW7 1LA

Proposal: Enlargement and alterations to existing flat 4 including creation of an additional storey at second floor level

Case Officer: Ashley Niman

Customer Details

Name: Mr Ronnie HILLEL

Address: 40c Hendon Way London

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: The proposed development didn't have any impact on the surrounding area as it shadowed by a larger building in the right

Comments for Planning Application 18/7670/FUL

Application Summary

Application Number: 18/7670/FUL

Address: 4 Millwind Court Dollis Road London NW7 1LA

Proposal: Enlargement and alterations to existing flat 4 including creation of an additional storey at second floor level

Case Officer: Ashley Niman

Customer Details

Name: Mr Ariel Jacobson

Address: 40 woodland way Mill hill London

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I support the application from the following reasons :

1. supply more Accomadation in mill hill
2. Acetactully disgin well And compliment the building

Comments for Planning Application 18/7670/FUL

Application Summary

Application Number: 18/7670/FUL

Address: 4 Millwind Court Dollis Road London NW7 1LA

Proposal: Enlargement and alterations to existing flat 4 including creation of an additional storey at second floor level

Case Officer: Ashley Niman

Customer Details

Name: Mr Ori Halperin

Address: 137 the broadway Mill Hill London

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I looked at the application and support it strongly

Comments for Planning Application 18/7670/FUL

Application Summary

Application Number: 18/7670/FUL

Address: 4 Millwind Court Dollis Road London NW7 1LA

Proposal: Enlargement and alterations to existing flat 4 including creation of an additional storey at second floor level

Case Officer: Ashley Niman

Customer Details

Name: Mr Clinton Bingham

Address: 2 Pemberton gardens Swanley

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to this planning permission being granted, not only is it going to be an eyesore on the current skyline, by adding a third floor to this property, there is already a lack of parking not to mention the added additional services that the council will need to consider ie doctors, schools etc. I do not feel that adding a third floor to this property is a viable option and therefore the application should be rejected

Comments for Planning Application 18/7670/FUL

Application Summary

Application Number: 18/7670/FUL

Address: 4 Millwind Court Dollis Road London NW7 1LA

Proposal: Enlargement and alterations to existing flat 4 including creation of an additional storey at second floor level

Case Officer: Ashley Niman

Customer Details

Name: Miss Elaine MacDonald

Address: 34 Morthumberland Ave London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am a very frequent visitor to Millwind Court.

The proposed plans would have a negative impact on the area and are completely out of character for such widely found duplex apartment buildings of this nature both locally and around other areas in London and the rest of the country.

Are the existing foundations designed to take an additional storey?

The proposed plans will have a very direct negative and disturbing impact on Flat 2.

The proposed plans will impact negatively on privacy of all other tenants within Millwind Court and nearby properties.

The large amount of additional bathroom facilities proposed will increase the risks of leaks into rooms below which are not in use as bathrooms.

Parking in this area is a problem already and the increased volume of occupants would further contribute to this.

No evidence of any arrangements for cycle and bin storage for the increased occupancy .

Additional fire risk to existing properties within Millwind Court.

Noise levels impacting directly on Flat 2 from residents above.

Potential negative impact of such a development on the value of the other properties within Millwind Court.

Such a proposed development would set a precedent within this already overdeveloped area.

Comments for Planning Application 18/7670/FUL

Application Summary

Application Number: 18/7670/FUL

Address: 4 Millwind Court Dollis Road London NW7 1LA

Proposal: Enlargement and alterations to existing flat 4 including creation of an additional storey at second floor level

Case Officer: Ashley Niman

Customer Details

Name: Mr Robin Samara

Address: 11 Abbey view NW7 4pb Mill Hill London

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I strongly support the application

Comments for Planning Application 18/7670/FUL

Application Summary

Application Number: 18/7670/FUL

Address: 4 Millwind Court Dollis Road London NW7 1LA

Proposal: Enlargement and alterations to existing flat 4 including creation of an additional storey at second floor level

Case Officer: Ashley Niman

Customer Details

Name: Dr Graham Reed

Address: 1 Finchley

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposed building would dominate this residential street. It is a green area and should not be developed in this way.

Comments for Planning Application 18/7670/FUL

Application Summary

Application Number: 18/7670/FUL

Address: 4 Millwind Court Dollis Road London NW7 1LA

Proposal: Enlargement and alterations to existing flat 4 including creation of an additional storey at second floor level

Case Officer: Ashley Niman

Customer Details

Name: Mr kingsley Prentice

Address: Apartment 316 The Picture Works, 42 Queens Road Nottingham

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: this would add to parking and traffic problems

Comments for Planning Application 18/7670/FUL

Application Summary

Application Number: 18/7670/FUL

Address: 4 Millwind Court Dollis Road London NW7 1LA

Proposal: Enlargement and alterations to existing flat 4 including creation of an additional storey at second floor level

Case Officer: Ashley Niman

Customer Details

Name: Miss Charne Lo Giudice

Address: Apartment 316 42 Queens Road, The Picture Works Nottingham

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: this would add to parking and traffic problems in the area

Comments for Planning Application 18/7670/FUL

Application Summary

Application Number: 18/7670/FUL

Address: 4 Millwind Court Dollis Road London NW7 1LA

Proposal: Enlargement and alterations to existing flat 4 including creation of an additional storey at second floor level

Case Officer: Ashley Niman

Customer Details

Name: Mr Ariel Armon

Address: 76 Dartmouth road London Hendon

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: All for it barnet please approve the proposed plans rejuvenation and development great for our city

Comments for Planning Application 18/7670/FUL

Application Summary

Application Number: 18/7670/FUL

Address: 4 Millwind Court Dollis Road London NW7 1LA

Proposal: Enlargement and alterations to existing flat 4 including creation of an additional storey at second floor level

Case Officer: Ashley Niman

Customer Details

Name: Ms Etti Marks

Address: 17,Hendale ave Nw4 4lu London London

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:Residents off mill hill , we all know that larger flats are so much needed why are you objecting ?

Comments for Planning Application 18/7670/FUL

Application Summary

Application Number: 18/7670/FUL

Address: 4 Millwind Court Dollis Road London NW7 1LA

Proposal: Enlargement and alterations to existing flat 4 including creation of an additional storey at second floor level

Case Officer: Ashley Niman

Customer Details

Name: Mr Gill Tati

Address: 14 Aldridge Av Edgware ha88ta London

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Much needed addition to the area , fully Support it

Comments for Planning Application 18/7670/FUL

Application Summary

Application Number: 18/7670/FUL

Address: 4 Millwind Court Dollis Road London NW7 1LA

Proposal: Enlargement and alterations to existing flat 4 including creation of an additional storey at second floor level

Case Officer: Ashley Niman

Customer Details

Name: Mrs Janet Prentice

Address: 58 Meadowvale Crescent Nottingham

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I lodge an objection as I do not believe that the proposed alterations and addition of an additional floor will enhance the building as it creates further environmental footprint issues. I further believe that the current entrance to the building -staircase will now be expanded for the new occupants of the additional storey to access their property thereby reducing the privacy of the current owner.

Comments for Planning Application 18/7670/FUL

Application Summary

Application Number: 18/7670/FUL

Address: 4 Millwind Court Dollis Road London NW7 1LA

Proposal: Enlargement and alterations to existing flat 4 including creation of an additional storey at second floor level

Case Officer: Ashley Niman

Customer Details

Name: Mr Peter Shields

Address: 19 thornfield court Mill hill east London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object against this build due to the it will cast a shadow over my balcony and will invade my privacy and also block light on my Windows as well as reducing the value of the property.

Comments for Planning Application 18/7670/FUL

Application Summary

Application Number: 18/7670/FUL

Address: 4 Millwind Court Dollis Road London NW7 1LA

Proposal: Enlargement and alterations to existing flat 4 including creation of an additional storey at second floor level

Case Officer: Ashley Niman

Customer Details

Name: Dr Olivia Corcoran

Address: 18 Whitehouse Way Iver Heath

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I regularly visit family at Millwind Court in the evenings and its increasingly hard to find space to park. The safety of women and children would be severely compromised when walking alone from having to park further away at night. Pedestrian safety for children and those with mobility needs, both disabled and the elderly, will need utmost consideration, given the proposed increase in residents at this already busy traffic junction. Air quality and the health of residents on these local roads will be negatively impacted by the increase in the new residents & their visitors attempting to park locally.

Adding an extra storey to Millwind Court the roof will be uncharacteristically higher than all the other residential buildings in the street (excluding Thornfield court, which is mixed use commercial & residential). This is completely out of scale with the other semi-detached residences and my concern is this will set a precedent for other developments in Dollis Road and across what is considered otherwise a relatively Green Borough.

On the safety of existing owner residents, where is an independent surveyors report to prove that the foundations for this older property will bear an extra floor (and any future planning proposals) without causing damage to the adjacent 3 homes in the building?

The Council must consider in law, the impact that such a dangerous precedent would set, and they would need to be absolutely clear of the basis, as granting such an application would no doubt be scrutinised across regional planning sectors.

The supporters lack any reference to planning policy. Everyone would agree more social housing is needed, but the proposed development will surely make little positive impact on that point, to the

detriment of the current residents.

Comments for Planning Application 18/7670/FUL

Application Summary

Application Number: 18/7670/FUL

Address: 4 Millwind Court Dollis Road London NW7 1LA

Proposal: Enlargement and alterations to existing flat 4 including creation of an additional storey at second floor level

Case Officer: Ashley Niman

Customer Details

Name: Mr Stephen Cobb

Address: 74 Dollis road Mill Hill London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We wish to record our objection to this Planning Application for the following reasons:

1. The proposal to add an additional storey to Millwind Court is totally out of keeping with the look of the street which is entirely 2 storey semi-detached houses, exactly as Millwind Court looks at present.

Our concern is that should this planning application be approved then what is to stop every pair of semi-detached properties in the Dollis Road doing exactly same and just adding an entire storey to their homes? The next one could be Nos 76 & 78 Dollis Road right adjacent to my property!

If this Planning Application is approved then it will send out the wrong message to developers and set a very unwelcome precedent within the Borough.

2. Car parking in Dollis Road is a real problem especially since the bus stop outside our property was enlarged removing a number of the parking spaces. Enlargement of one of the properties in Millwind Court will inevitably increase the number of cars owned by the occupants of this property causing further parking issues in and around Dollis Road.

Any building works associated with this scheme will also cause further disruption and parking problems as well as the extra noise.

3. Although not directly adjacent to Millwind Court, because the block sits further back than our property occupants of the additional storey will overlook our garden causing a loss of privacy.

Please consider our above objections to this Planning Application.

Comments for Planning Application 18/7670/FUL

Application Summary

Application Number: 18/7670/FUL

Address: 4 Millwind Court Dollis Road London NW7 1LA

Proposal: Enlargement and alterations to existing flat 4 including creation of an additional storey at second floor level

Case Officer: Ashley Niman

Customer Details

Name: Mr Gili Tati

Address: 14 Aldridge Av Edgware London

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: The proposed development is within keeping of the area
I support it

Comments for Planning Application 18/7670/FUL

Application Summary

Application Number: 18/7670/FUL

Address: 4 Millwind Court Dollis Road London NW7 1LA

Proposal: Enlargement and alterations to existing flat 4 including creation of an additional storey at second floor level

Case Officer: Ashley Niman

Customer Details

Name: Mrs Birgit Maspfuhl

Address: 6 Parkside Mill hill London

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Larger flats as the proposed plans should be more available in our area
Great proposal

Comments for Planning Application 18/7670/FUL

Application Summary

Application Number: 18/7670/FUL

Address: 4 Millwind Court Dollis Road London NW7 1LA

Proposal: Enlargement and alterations to existing flat 4 including creation of an additional storey at second floor level

Case Officer: Ashley Niman

Customer Details

Name: Mr Rod Tredgett

Address: The Nook. Upper Street Stratford St Mary Colchester

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object, as the proposed building will look overbearing.

Comments for Planning Application 18/7670/FUL

Application Summary

Application Number: 18/7670/FUL

Address: 4 Millwind Court Dollis Road London NW7 1LA

Proposal: Enlargement and alterations to existing flat 4 including creation of an additional storey at second floor level

Case Officer: Ashley Niman

Customer Details

Name: Mrs Denise Jamieson

Address: 1 Millwind Court Dollis Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have lived here for nearly 18 yrs (my husband 32 yrs) and love this neighbourhood and living in Millwind Court.

If the developer wants to convert the 3 bed property (which was originally 2 bed) to 4 bedrooms to rent out, why does he not put a bedroom and ensuite in his loft the same as the identical properties in Mill Court situated behind us have done and not take over no.2's loft. Also, we would not have to live in a building site while we are at home all day, being retired now and having our quite enjoyment, as stated in our lease. I am really worried that we will wake up one day to bulldozers in our garden, as they seem to have a habit of demolishing buildings to replace them with larger ones. Not good for our mental health wellbeing.

This property is in keeping with Mill Court which was built identically at the same time and under the same ownership in 1957. All the buildings were built to look like semi detached houses and are what gives this area character and why people have lived here for many years. There are 2 dormer bungalows at the back of our property that were going to be houses, but were initially refused planning because of their height.

The rest of our part of the road up to the bend by the Dollis Valley Greenwalk comprises of 4 bungalows (3 dormer) opposite and 16, 2 storey semi detached houses, NO blocks of flats! There is a semi detached 2 storey house right next door to us that edges on to our garden that has NOT even been shown on the architects drawings.

It really upsets me to see so many people who are NOT even neighbours have made comments to support this application (in a 3 hour period?). I can not understand how these people knew about

the development, as the council notice was ripped down soon after it had been put up. The same people seem to support different projects around Barnet, giving similar comments. One, on another project supporting that a 4 bed house be turned into flats, but now says there should be more 4 bed homes??

Comments for Planning Application 18/7670/FUL

Application Summary

Application Number: 18/7670/FUL

Address: 4 Millwind Court Dollis Road London NW7 1LA

Proposal: Enlargement and alterations to existing flat 4 including creation of an additional storey at second floor level

Case Officer: Ashley Niman

Customer Details

Name: Mr Bert Habib

Address: 1 daws lane Mill hill

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

Comments for Planning Application 18/7670/FUL

Application Summary

Application Number: 18/7670/FUL

Address: 4 Millwind Court Dollis Road London NW7 1LA

Proposal: Enlargement and alterations to existing flat 4 including creation of an additional storey at second floor level

Case Officer: Ashley Niman

Customer Details

Name: Ms Gillian Milton

Address: 21 Astrop Road Kings Sutton Kings Sutton, Banbury

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

As a frequent visitor I object as parking is hard to find & the taller building would look out of place compared to the other houses in the street

LOCATION: 4 Millwind Court, Dollis Road, London, NW7 1LA,
PROPOSAL: Enlargement and alterations to existing flat 4 including creation of an additional storey at second floor level

KEY DATES

Statutory Expiry:	4th March 2019
Recommendation:	25th February 2019
Ex. of time (if applicable):	
Site Visit (if applicable):	

Case Officer:	Ashley Niman
Area Team:	Finchley and Golders Green Area Team
Applicant:	Mr A. Friedman
Ward:	Finchley Church End
CIL Liable?	

OFFICER'S ASSESSMENT

1. Site Description

The application site forms part of a purpose built two storey block of four flats, designed in the mid 1950s in the vernacular style. The two upper floor flats are accessed from the front and the two ground floor flats from the side passageway. All four flats have private designated outdoor amenity space to the front and rear.

The wider context is one of two storey semi detached single dwelling houses from the interwar period within the triangular block of Dollis Road, Holders Hill Road and Thornfield Avenue, with the exception of Thornfield Parade which is a characteristic three storey neo Georgian block with ground floor commercial uses and residential to first and second floors. Other exceptional uses include the petrol filling station at Dollis Road.

The subject property is not a listed building nor is it within a conservation area. There are no TPOs within the site.

2. Site History

Site Address: 1 Millwind Court Dollis Road London NW7
Application Number: W11642
Application Type: Full Application
Decision: Approve with conditions
Decision Date: 11.01.1999
Proposal: Creation of vehicular access.

3. Proposal

Enlargement and alterations to existing flat 4 including creation of an additional storey at second floor level. The enlargement would provide for a four bedroom flat over part of the first floor and the full second floor.

4. Public Consultation

Consultation letters were sent to 26 neighbouring properties.

59 responses have been received, comprising 29 letters of objection, 27 letters of support and 3 representations.

The objections received can be summarised as follows:

- harmful to the character of the property
- harmful to the character of the streetscape
- overdevelopment
- loss of privacy to neighbours
- sense of enclosure to neighbours
- car parking demand
- effect on the structure of the existing property
- disruption to existing residents

5. Planning Considerations

5.1 Policy Context

National Planning Policy Framework and National Planning Practice Guidance

The determination of planning applications is made mindful of Central Government advice and the Local Plan for the area. It is recognised that Local Planning Authorities must determine applications in accordance with the statutory Development Plan, unless material considerations indicate otherwise, and that the planning system does not exist to protect the private interests of one person against another.

The National Planning Policy Framework (NPPF) was published on 24th July 2018. This is a key part of the Governments reforms to make the planning system less complex and more accessible, and to promote sustainable growth.

The NPPF states that 'good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.... being clear about design expectations, and how these will be tested, is essential for achieving this'. The NPPF retains a presumption in favour of sustainable development. This applies unless any adverse impacts of a development would 'significantly and demonstrably' outweigh the benefits.

The Mayor's London Plan 2016

The London Development Plan is the overall strategic plan for London, and it sets out a fully integrated economic, environmental, transport and social framework for the development of the capital to 2050. It forms part of the development plan for Greater London and is recognised in the NPPF as part of the development plan.

The London Plan provides a unified framework for strategies that are designed to ensure that all Londoners benefit from sustainable improvements to their quality of life.

The London Plan is currently under review. Whilst capable of being a material consideration, at this early stage very limited weight should be attached to the Draft

London Plan. Although this weight will increase as the Draft London Plan progresses to examination stage and beyond, applications should continue to be determined in accordance with the adopted London Plan

Barnet's Local Plan (2012)

Barnet's Local Plan is made up of a suite of documents including the Core Strategy and Development Management Policies Development Plan Documents. Both were adopted in September 2012.

- Relevant Core Strategy Policies: CS NPPF, CS1, CS5.
- Relevant Development Management Policies: DM01, DM02, DM17.

The Council's approach to development as set out in Policy DM01 is to minimise the impact on the local environment and to ensure that occupiers of new developments as well as neighbouring occupiers enjoy a high standard of amenity. Policy DM01 states that all development should represent high quality design and should be designed to allow for adequate daylight, sunlight, privacy and outlook for adjoining occupiers. Policy DM02 states that where appropriate, development will be expected to demonstrate compliance to minimum amenity standards and make a positive contribution to the Borough. The development standards set out in Policy DM02 are regarded as key for Barnet to deliver the highest standards of urban design.

Supplementary Planning Documents

Sustainable Design and Construction SPD (adopted October 2016)

- Provides detailed guidance that supplements policies in the adopted Local Plan, and sets out how sustainable development will be delivered in Barnet.

5.2 Main issues for consideration

The main issues for consideration in this case are:

- Whether harm would be caused to the character and appearance of the existing building, the street scene and the wider locality;
- Whether harm would be caused to the living conditions of neighbouring residents.

5.3 Assessment of proposals

Impact on the character of the area

Dollis Road is characteristic of suburban Barnet with established two storey semi-detached houses set back behind front gardens and driveways. The scale of building changes quite specifically at the circus, or roundabout, and which marks both a traffic junction and a local shopping centre at Thornfield Parade. Consequently, the scale and height of building changes to accommodate ground floor commercial premises and two upper floors of flats. The style of architecture changes too, with neo Georgian being the formal and grander approach, to signify a break with the more domestic and purely residential two storey vernacular scale of property in the surrounding streets. The proposal would be harmful to this hierarchical arrangement as the current townscape offers a distinctive form and pattern of development. The proposal would disrupt this rhythm and introduce an inappropriate variation in the building height. Millwind Court was deliberately built (in 1957) to respect and complement the established pattern and scale of 1930s suburban housing that defines the residential character of the area. The separate front doors to each of the four units allowed them to be self-contained whilst at the same time preserving the appearance of two semi-detached houses in keeping with the scale and built form of the residential street.

Secondly, the proposal is harmful to the appearance of the subject property itself. The scale, height and form of the present building are in proportion and the bay window and

gable design are characteristic of two storey semi-detached houses of the period. The proposal would be harmful to the form, scale and style of the original building and harmful to the proportions. The proposal would distort the proportions of the property. The applicant states that there are plenty of blocks of flats in Barnet which have been extended. However, these are usually based on purpose built flatted schemes where the raising of a floor, often set back, is not problematical. The application site is different since it was carefully designed to reflect the form and design of its neighbours.

Impact on the amenities of neighbours

The additional floor would allow for some overlooking from second floor habitable rooms into the private rear gardens, in particular no.2 Millwind Court. However, given that existing first floor windows to neighbouring properties have views over the garden, it is considered that the overlooking from the windows of the new floor would not cause significant additional overlooking.

The construction of the additional floor would have an overbearing impact on the neighbouring property at no.78 Dollis Road. Whilst new windows at the second floor flank elevation could be obscure glazed to prevent overlooking and loss of privacy to the neighbour, the additional floor would appear overbearing, detracting from the outlook from the adjacent garden and creating an undue sense of enclosure.

Other matters: Objectors have raised a number of additional concerns. The development would lead to a period of disruption and inconvenience but this could be dealt with under Building Control, Environmental Health and other controls. Long term noise issues could be controlled through an upgraded insulation programme which could be secured by condition. The additional floor would place stress on the present structure and any new structure would require a full analysis and programme of works agreed by Building Control.

The proposal would create a larger unit with possible increase in demand for parking. There is parking in Thornfield Road but in the event of a scheme being acceptable, the applicant would be required to provide evidence that the surrounding streets could accommodate any potential additional demand.

5.4 Response to Public Consultation

The concerns raised in objectors letter are considered within the evaluation.

6. Equality and Diversity Issues

The proposal does not conflict with either Barnet Council's Equalities Policy or the commitments set in the Equality Scheme and supports the Council in meeting its statutory equality responsibilities.

7. Conclusion

The proposal is considered not to accord with the requirements of the Development Plan and is therefore recommended for refusal.

OFFICER'S RECOMMENDATION / PREVIEW OF DECISION

Refuse

- 1 The additional floor to the property would be harmful to the form, scale and style of the original building and distort the proportions of the property and the established and consistent scale and hierarchy of development within the street, introduce an inappropriate variation in the building height and disrupt the pattern and rhythm of vernacular housing, to the detriment of the character and appearance of the locality.

The proposal would therefore be contrary to Policies CS NPPF and CS1 of the Local Plan Core Strategy (adopted September 2012), Policy DM01 of the Development Management Policies DPD (adopted September 2012), the Residential Design Guidance SPD (2016) and the Sustainable Design and Construction SPD (2016).

- 2 The proposed additional floor would have an overbearing impact and create a sense of enclosure for adjoining occupiers, in particular no. 78 Dollis Road, to the detriment of the amenities currently enjoyed by the occupiers of that property.

The proposal would therefore be contrary to Policies CS NPPF and CS1 of the Local Plan Core Strategy (adopted September 2012), Policy DM01 of the Development Management Policies DPD (adopted September 2012), the Residential Design Guidance SPD (2016) and the Sustainable Design and Construction SPD (2016).

Informative(s):

- 1 The plans accompanying this application are: 4MC-PP1-01, 4MC-PP1-02, 4MC-PP1-03, 4MC-PP1-04
- 2 In accordance with paragraphs 38-57 of the NPPF, the Council takes a positive and proactive approach to development proposals, focused on solutions. To assist applicants in submitting development proposals, the Local Planning Authority (LPA) has produced planning policies and written guidance to guide applicants when

submitting applications. These are all available on the Council's website. A pre-application advice service is also offered.

The applicant did not seek to engage with the LPA prior to the submission of this application through the established formal pre-application advice service. In accordance with paragraph 189 of the NPPF, the applicant is encouraged to utilise this service prior to the submission of any future formal planning applications, in order to engage pro-actively with the LPA to discuss possible solutions to the reasons for refusal.

- 3 This is a reminder that should an application for appeal be allowed, then the proposed development would be deemed as 'chargeable development', defined as development of one or more additional units, and / or an increase to existing floor space of more than 100 sq m. Therefore the following information may be of interest and use to the developer and in relation to any future appeal process:

The Mayor of London adopted a Community Infrastructure Levy (CIL) charge on 1st April 2012 setting a rate of £35 per sq m on all forms of development in Barnet except for a £0 per sq m rate for education and health developments. This planning application was assessed as liable for a payment under Mayoral CIL at this time.

The London Borough of Barnet adopted a CIL charge on 1st May 2013 setting a rate of £135 per sq m on residential and retail development in its area of authority. All other uses and ancillary car parking were set at a rate of £0 per sq m. This planning application was assessed as liable for a payment under Barnet CIL at this time.

Please note that Indexation will be added in line with Regulation 40 of Community Infrastructure Levy.

Liability for CIL is recorded to the register of Local Land Charges as a legal charge upon a site, payable should development commence. The Mayoral CIL charge is collected by the London Borough of Barnet on behalf of the Mayor of London; receipts are passed across to Transport for London to support Crossrail.

The assumed liable party will be sent a 'Liability Notice' providing full details of the charge and to whom it has been apportioned for payment. If you wish to identify named parties other than the original applicant for permission as the liable party for paying this levy, please submit to the Council an 'Assumption of Liability' notice; also available from the Planning Portal website.

The Community Infrastructure Levy becomes payable upon commencement of development. A 'Notice of Commencement' is required to be submitted to the Council's CIL Team prior to commencing on site; failure to provide such information at the due date will incur both surcharges and penalty interest. There are various other charges and surcharges that may apply if you fail to meet other statutory requirements relating to CIL, such requirements will all be set out in the Liability Notice you will receive. You may wish to seek professional planning advice to ensure that you comply fully with the requirements of CIL Regulations.

If you have a specific question or matter you need to discuss with the CIL team, or you fail to receive a 'Liability Notice' from the Council within 1 month of any appeal being allowed, please contact us: cil@barnet.gov.uk.

Relief or Exemption from CIL

If social housing or charitable relief applies to your development or your development falls within one of the following categories then this may reduce the final amount you are required to pay; such relief must be applied for prior to commencement of development using the 'Claiming Exemption or Relief' form available from the Planning Portal website: www.planningportal.gov.uk/cil.

You can apply for relief or exemption under the following categories:

1. Charity: If you are a charity, intend to use the development for social housing or feel that there are exception circumstances affecting your development, you may be eligible for a reduction (partial or entire) in this CIL Liability. Please see the documentation published by the Department for Communities and Local Government at https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6314/19021101.pdf
2. Residential Annexes or Extension: You can apply for exemption or relief to the collecting authority in accordance with Regulation 42(B) of Community Infrastructure Levy Regulations (2010), as amended before commencement of the chargeable development.
3. Self Build: Application can be made to the collecting authority provided you comply with the regulation as detailed in the legislation.gov.uk.

Please visit

www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil for further details on exemption and relief.

**Signature of Officer
with Delegated
Authority**

A handwritten signature in black ink that reads "L Feldman". The letter "L" is tall and thin, followed by a space, then "F" which is tall and has a loop at the top, followed by "eldman" in a cursive script.

Lesley Feldman, Planning Manager

LOCATION: 4 Millwind Court, Dollis Road, London, NW7 1LA,
PROPOSAL: Enlargement and alterations to existing flat 4 including creation of an additional storey at second floor level

KEY DATES

Statutory Expiry:	4th March 2019
Recommendation:	25th February 2019
Ex. of time (if applicable):	
Site Visit (if applicable):	

Case Officer:	Ashley Niman
Area Team:	Finchley and Golders Green Area Team
Applicant:	Mr A. Friedman
Ward:	Finchley Church End
CIL Liable?	

OFFICER'S ASSESSMENT

1. Site Description

The application site forms part of a purpose built two storey block of four flats, designed in the mid 1950s in the vernacular style. The two upper floor flats are accessed from the front and the two ground floor flats from the side passageway. All four flats have private designated outdoor amenity space to the front and rear.

The wider context is one of two storey semi detached single dwelling houses from the interwar period within the triangular block of Dollis Road, Holders Hill Road and Thornfield Avenue, with the exception of Thornfield Parade which is a characteristic three storey neo Georgian block with ground floor commercial uses and residential to first and second floors. Other exceptional uses include the petrol filling station at Dollis Road.

The subject property is not a listed building nor is it within a conservation area. There are no TPOs within the site.

2. Site History

Site Address: 1 Millwind Court Dollis Road London NW7
Application Number: W11642
Application Type: Full Application
Decision: Approve with conditions
Decision Date: 11.01.1999
Proposal: Creation of vehicular access.

3. Proposal

Enlargement and alterations to existing flat 4 including creation of an additional storey at second floor level. The enlargement would provide for a four bedroom flat over part of the first floor and the full second floor.

4. Public Consultation

Consultation letters were sent to 26 neighbouring properties.

59 responses have been received, comprising 29 letters of objection, 27 letters of support and 3 representations.

The objections received can be summarised as follows:

- harmful to the character of the property
- harmful to the character of the streetscape
- overdevelopment
- loss of privacy to neighbours
- sense of enclosure to neighbours
- car parking demand
- effect on the structure of the existing property
- disruption to existing residents

5. Planning Considerations

5.1 Policy Context

National Planning Policy Framework and National Planning Practice Guidance

The determination of planning applications is made mindful of Central Government advice and the Local Plan for the area. It is recognised that Local Planning Authorities must determine applications in accordance with the statutory Development Plan, unless material considerations indicate otherwise, and that the planning system does not exist to protect the private interests of one person against another.

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- Relevant Core Strategy Policies: CS NPPF, CS1, CS5.
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Supplementary Planning Documents

Sustainable Design and Construction SPD (adopted October 2016)

- Provides detailed guidance that supplements policies in the adopted Local Plan, and sets out how sustainable development will be delivered in Barnet.

5.2 Main issues for consideration

The main issues for consideration in this case are:

- Whether harm would be caused to the character and appearance of the existing building, the street scene and the wider locality;
- Whether harm would be caused to the living conditions of neighbouring residents.

5.3 Assessment of proposals

Impact on the character of the area

Dollis Road is characteristic of suburban Barnet with established two storey semi-detached houses set back behind front gardens and driveways. The scale of building changes quite specifically at the circus, or roundabout, and which marks both a traffic junction and a local shopping centre at Thornfield Parade. Consequently, the scale and height of building changes to accommodate ground floor commercial premises and two upper floors of flats. The style of architecture changes too, with neo Georgian being the formal and grander approach, to signify a break with the more domestic and purely residential two storey vernacular scale of property in the surrounding streets. The proposal would be harmful to this hierarchical arrangement as the current townscape offers a distinctive form and pattern of development. The proposal would disrupt this rhythm and introduce an inappropriate variation in the building height. Millwind Court was deliberately built (in 1957) to respect and complement the established pattern and scale of 1930s suburban housing that defines the residential character of the area. The separate front doors to each of the four units allowed them to be self-contained whilst at the same time preserving the appearance of two semi-detached houses in keeping with the scale and built form of the residential street.

Secondly, the proposal is harmful to the appearance of the subject property itself. The scale, height and form of the present building are in proportion and the bay window and

gable design are characteristic of two storey semi-detached houses of the period. The proposal would be harmful to the form, scale and style of the original building and harmful to the proportions. The proposal would distort the proportions of the property. The applicant states that there are plenty of blocks of flats in Barnet which have been extended. However, these are usually based on purpose built flatted schemes where the raising of a floor, often set back, is not problematical. The application site is different since it was carefully designed to reflect the form and design of its neighbours.

Impact on the amenities of neighbours

The additional floor would allow for some overlooking from second floor habitable rooms into the private rear gardens, in particular no.2 Millwind Court. However, given that existing first floor windows to neighbouring properties have views over the garden, it is considered that the overlooking from the windows of the new floor would not cause significant additional overlooking.

The construction of the additional floor would have an overbearing impact on the neighbouring property at no.78 Dollis Road. Whilst new windows at the second floor flank elevation could be obscure glazed to prevent overlooking and loss of privacy to the neighbour, the additional floor would appear overbearing, detracting from the outlook from the adjacent garden and creating an undue sense of enclosure.

Other matters: Objectors have raised a number of additional concerns. The development would lead to a period of disruption and inconvenience but this could be dealt with under Building Control, Environmental Health and other controls. Long term noise issues could be controlled through an upgraded insulation programme which could be secured by condition. The additional floor would place stress on the present structure and any new structure would require a full analysis and programme of works agreed by Building Control.

The proposal would create a larger unit with possible increase in demand for parking. There is parking in Thornfield Road but in the event of a scheme being acceptable, the applicant would be required to provide evidence that the surrounding streets could accommodate any potential additional demand.

5.4 Response to Public Consultation

The concerns raised in objectors letter are considered within the evaluation.

6. Equality and Diversity Issues

The proposal does not conflict with either Barnet Council's Equalities Policy or the commitments set in the Equality Scheme and supports the Council in meeting its statutory equality responsibilities.

7. Conclusion

The proposal is considered not to accord with the requirements of the Development Plan and is therefore recommended for refusal.

OFFICER'S RECOMMENDATION / PREVIEW OF DECISION

Refuse

- 1 The additional floor to the property would be harmful to the form, scale and style of the original building and distort the proportions of the property and the established and consistent scale and hierarchy of development within the street, introduce an inappropriate variation in the building height and disrupt the pattern and rhythm of vernacular housing, to the detriment of the character and appearance of the locality.

The proposal would therefore be contrary to Policies CS NPPF and CS1 of the Local Plan Core Strategy (adopted September 2012), Policy DM01 of the Development Management Policies DPD (adopted September 2012), the Residential Design Guidance SPD (2016) and the Sustainable Design and Construction SPD (2016).

- 2 The proposed additional floor would have an overbearing impact and create a sense of enclosure for adjoining occupiers, in particular no. 78 Dollis Road, to the detriment of the amenities currently enjoyed by the occupiers of that property.

The proposal would therefore be contrary to Policies CS NPPF and CS1 of the Local Plan Core Strategy (adopted September 2012), Policy DM01 of the Development Management Policies DPD (adopted September 2012), the Residential Design Guidance SPD (2016) and the Sustainable Design and Construction SPD (2016).

Informative(s):

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- 2 In accordance with paragraphs 38-57 of the NPPF, the Council takes a positive and proactive approach to development proposals, focused on solutions. To assist applicants in submitting development proposals, the Local Planning Authority (LPA) has produced planning policies and written guidance to guide applicants when

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The applicant did not seek to engage with the LPA prior to the submission of this application through the established formal pre-application advice service. In accordance with paragraph 189 of the NPPF, the applicant is encouraged to utilise this service prior to the submission of any future formal planning applications, in order to engage pro-actively with the LPA to discuss possible solutions to the reasons for refusal.

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The Mayor of London adopted a Community Infrastructure Levy (CIL) charge on 1st April 2012 setting a rate of £35 per sq m on all forms of development in Barnet except for a £0 per sq m rate for education and health developments. This planning application was assessed as liable for a payment under Mayoral CIL at this time.

The London Borough of Barnet adopted a CIL charge on 1st May 2013 setting a rate of £135 per sq m on residential and retail development in its area of authority. All other uses and ancillary car parking were set at a rate of £0 per sq m. This planning application was assessed as liable for a payment under Barnet CIL at this time.

Please note that Indexation will be added in line with Regulation 40 of Community Infrastructure Levy.

Liability for CIL is recorded to the register of Local Land Charges as a legal charge upon a site, payable should development commence. The Mayoral CIL charge is collected by the London Borough of Barnet on behalf of the Mayor of London; receipts are passed across to Transport for London to support Crossrail.

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The Community Infrastructure Levy becomes payable upon commencement of development. A 'Notice of Commencement' is required to be submitted to the Council's CIL Team prior to commencing on site; failure to provide such information at the due date will incur both surcharges and penalty interest. There are various other charges and surcharges that may apply if you fail to meet other statutory requirements relating to CIL, such requirements will all be set out in the Liability Notice you will receive. You may wish to seek professional planning advice to ensure that you comply fully with the requirements of CIL Regulations.

If you have a specific question or matter you need to discuss with the CIL team, or you fail to receive a 'Liability Notice' from the Council within 1 month of any appeal being allowed, please contact us: cil@barnet.gov.uk.

Relief or Exemption from CIL

If social housing or charitable relief applies to your development or your development falls within one of the following categories then this may reduce the final amount you are required to pay; such relief must be applied for prior to commencement of development using the 'Claiming Exemption or Relief' form available from the Planning Portal website: www.planningportal.gov.uk/cil.

You can apply for relief or exemption under the following categories:

1. Charity: If you are a charity, intend to use the development for social housing or feel that there are exception circumstances affecting your development, you may be eligible for a reduction (partial or entire) in this CIL Liability. Please see the documentation published by the Department for Communities and Local Government at https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6314/19021101.pdf
2. Residential Annexes or Extension: You can apply for exemption or relief to the collecting authority in accordance with Regulation 42(B) of Community Infrastructure Levy Regulations (2010), as amended before commencement of the chargeable development.
3. Self Build: Application can be made to the collecting authority provided you comply with the regulation as detailed in the legislation.gov.uk.

Please visit

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**Signature of Officer
with Delegated
Authority**

A handwritten signature in black ink that reads "L Feldman". The letter "L" is tall and thin, followed by a space, then "F" which is tall and has a loop at the top, followed by "eldman" in a cursive script.

Lesley Feldman, Planning Manager

Development Management & Building Control Service
Barnet House, 1255 High Road, Whetstone, N20 0EJ
Contact Number: 0208 359 5303

Mr Yossi Shahar
Tal Arc Ltd.
Rear of 8 Dollis Road
(Access from 2a Crescent Road)
London
N3 1HP

Application Number: **18/7670/FUL**
Registered Date: 7 January 2019

TOWN AND COUNTRY PLANNING ACT 1990

REFUSAL OF PLANNING PERMISSION

TAKE NOTICE that the Barnet London Borough Council, in exercise of its powers as Local Planning Authority under the above Act, hereby:

REFUSES PLANNING PERMISSION for:

Enlargement and alterations to existing flat 4 including creation of an additional storey at second floor level

At: 4 Millwind Court, Dollis Road, London, NW7 1LA

as referred to in your application and shown on the accompanying plan(s):
For the following reason(s):

- 1 The additional floor to the property would be harmful to the form, scale and style of the original building and distort the proportions of the property and the established and consistent scale and hierarchy of development within the street, introduce an inappropriate variation in the building height and disrupt the pattern and rhythm of vernacular housing, to the detriment of the character and appearance of the locality.

The proposal would therefore be contrary to Policies CS NPPF and CS1 of the Local Plan Core Strategy (adopted September 2012), Policy DM01 of the Development Management Policies DPD (adopted September 2012), the Residential Design Guidance SPD (2016) and the Sustainable Design and Construction SPD (2016).

- 2 The proposed additional floor would have an overbearing impact and create a sense of enclosure for adjoining occupiers, in particular no. 78 Dollis Road, to the detriment of the amenities currently enjoyed by the occupiers of that property.

The proposal would therefore be contrary to Policies CS NPPF and CS1 of the Local Plan Core Strategy (adopted September 2012), Policy DM01 of the Development Management Policies DPD (adopted September 2012), the Residential Design Guidance SPD (2016) and the Sustainable Design and Construction SPD (2016).

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Please visit

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Date of Decision: 4 March 2019

Signed:



Fabien Gaudin
Service Director – Planning and Building Control

NOTE(S):

1. Your attention is drawn to the attached Schedule which sets out the rights of an applicant who is aggrieved by a decision of the Local Planning Authority.
2. This Notice relates solely to a planning decision and does not purport to convey any approval or consent which may be required under the Building Regulations or any other statutory purpose.

For more information about making a Building Regulations application, please contact the Barnet Council Building Control team by email (building.control@barnet.gov.uk), telephone (0208 359 4500), or see our website at www.barnet.gov.uk/building-control

3. For information on Construction Site Guidelines for Householders and Developers, please visit <https://www.barnet.gov.uk/citizen-home/environmental-health/pollution/construction-information.html>
4. For details relating to Street naming and numbering, please visit <https://www.barnet.gov.uk/citizen-home/planning-conservation-and-building-control/building-control/street-naming-and-numbering.html>

APPEAL GUIDANCE:

Should you (an applicant or agent) feel aggrieved by the decision of the Council to either refuse permission or to grant permission subject to conditions, you can appeal to the Secretary of State for the Department of Communities and Local Government – Sections 78 and 195 of the Town and Country Planning Act 1990 / Sections 20 and 21 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Any such appeal must be made within the relevant timescale for the application types noted below, beginning with the date of the decision notice (unless an extended period has been agreed in writing with the Council):

- Six months: Full (excluding householder and minor commercial applications), listed building (including Certificate of Lawfulness in relation to a listed building), Section 73 'variation/removal', Section 73 'minor material amendment', extension of time and prior approval applications.
- 12 weeks: Householder planning, householder prior approval and minor commercial applications.
- 8 weeks: Advertisement consent applications
- No timescale: Certificate of lawful development (existing/proposed) applications.

Where an enforcement notice has been issued, the appeal period may be significantly reduced, subject to the following criteria:

- Where the development proposed by your application is the same or substantially the same as development that is the subject of an enforcement notice served within the last two years you must appeal within 28 days of the date of the application decision
- Where an enforcement notice is served on or after the decision date on your application relating to the same or substantially the same land and development as in your application and if you want to appeal against the Council's decision you are advised to appeal against the Enforcement Notice and to do so before the Effective date stated on the Enforcement Notice.

Appeals must be made using the prescribed form(s) of The Planning Inspectorate (PINS) obtained from www.planning-inspectorate.gov.uk or by contacting 03034445000. A copy of any appeal should be sent both to PINS and the Council.

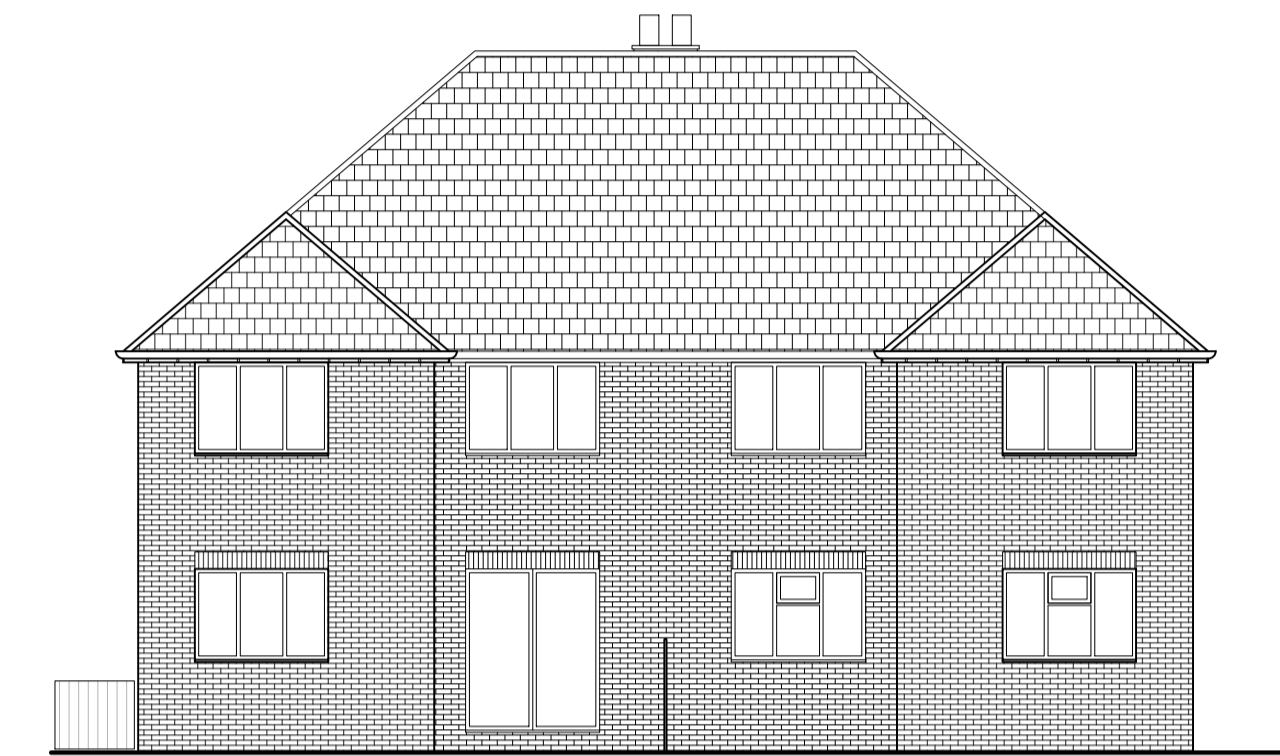
The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are exceptional special circumstances. The Secretary of State can refuse to consider an appeal if the Council could not have granted planning permission for the proposed development or could not have granted without the conditions it imposed, having regard to the statutory requirements and provision of the Development Order and to any direction given under the Order. In practice it is uncommon for the Secretary of State to refuse to consider appeals solely because the Council based its decision on a direction given by the Secretary of State.

PURCHASE NOTICES:

If either the Local Planning Authority or the First Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he/she can neither put the land to a reasonably beneficial use in its existing state nor can he/she render that land capable of a reasonable beneficial use by carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a Purchase Notice on the District Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.



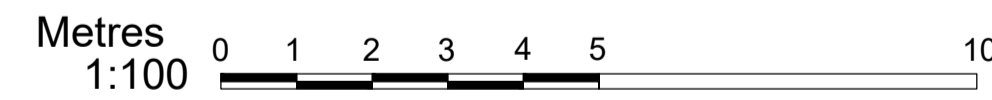
Existing Front
Elevation Scale 1:100



Existing Rear Elevation
Scale 1:100



Existing Side Elevation
Scale 1:100



General Notes

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Additional Notes

REV	DATE	BY	REVISION

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CLIENT New Way Investments Ltd

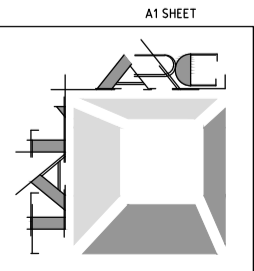
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LEVEL A	DRAWING NUMBER 4MC-PP1-02	REVISION
PAPER SIZE A1 SHEET		
DRAWING TITLE Existing Elevations		
SCALE 1:100	DATE 24/12/2018	DRAWN MSS
		CHECKED YS

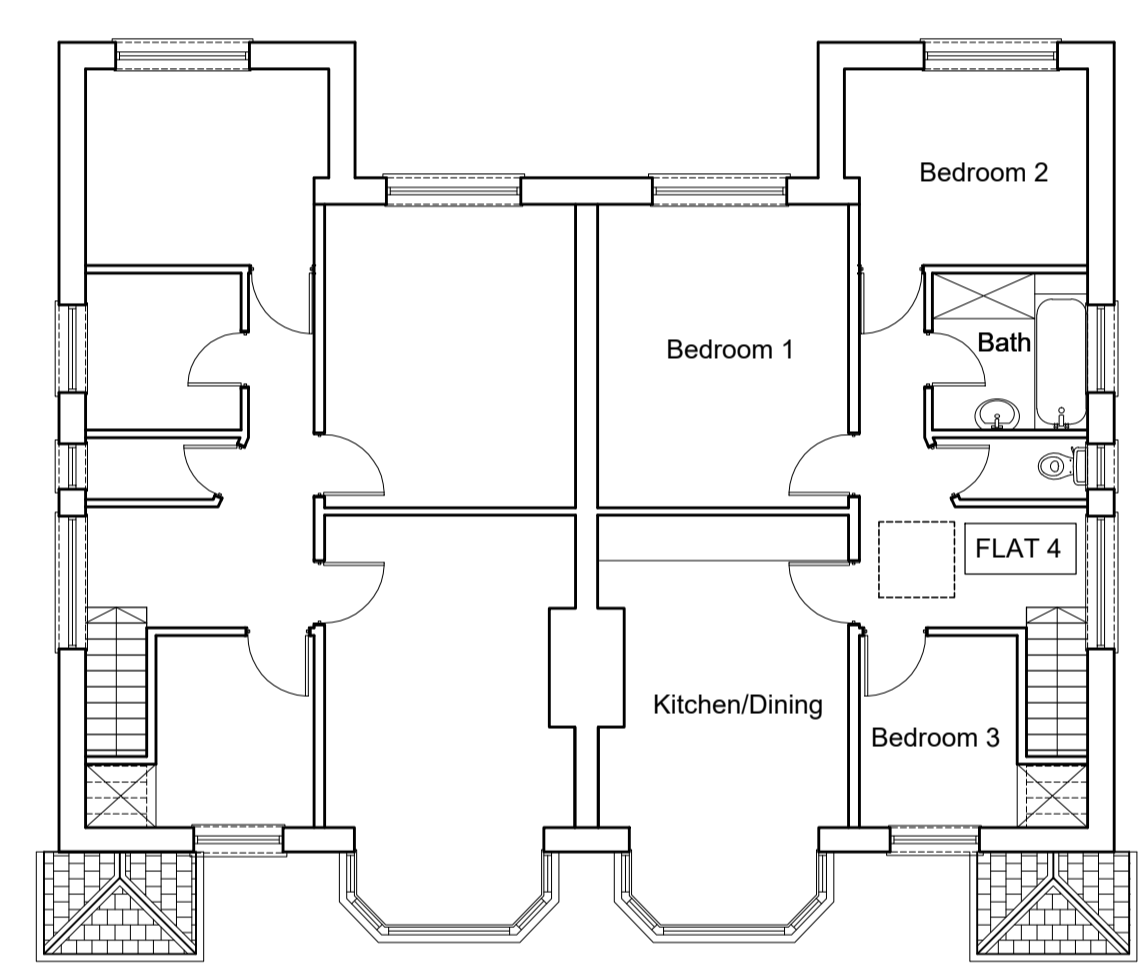
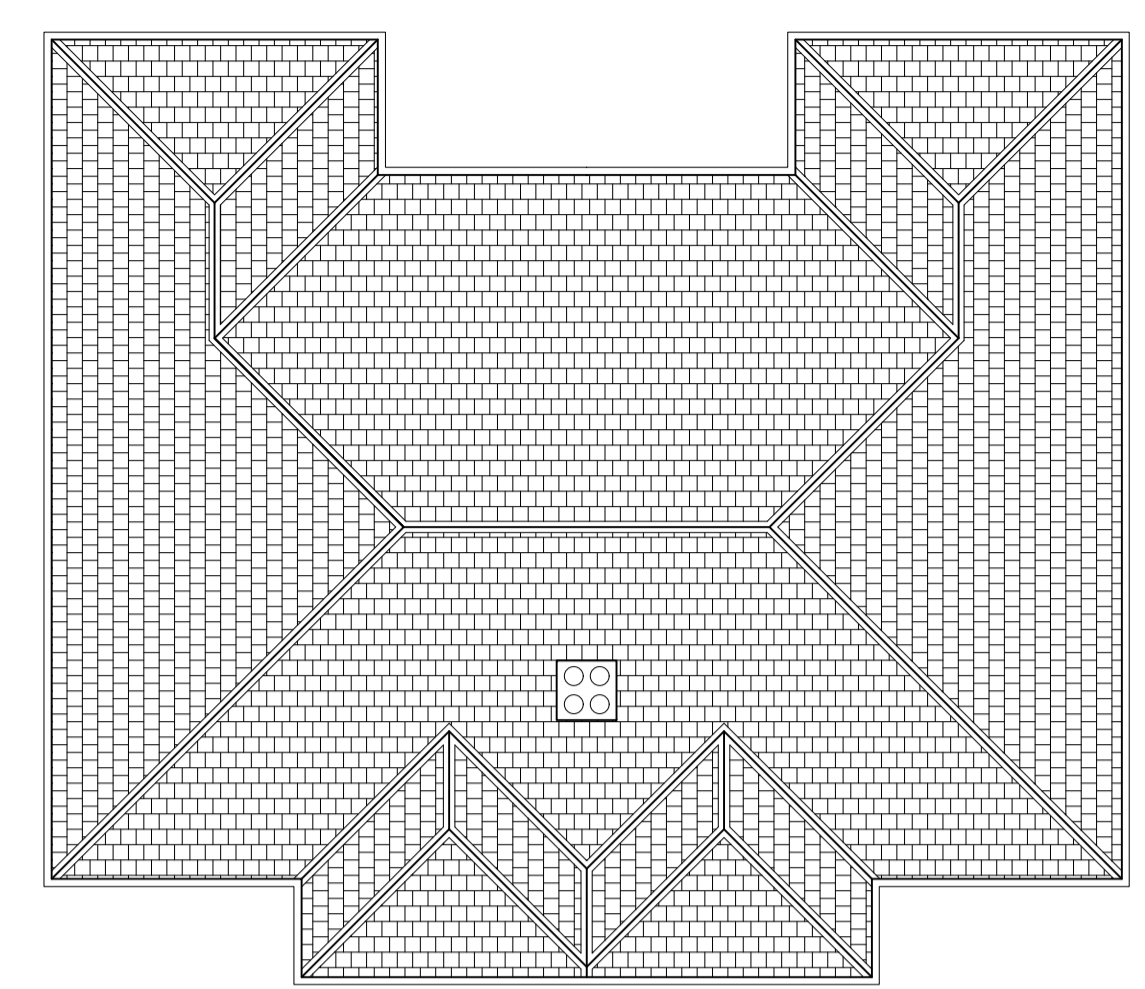
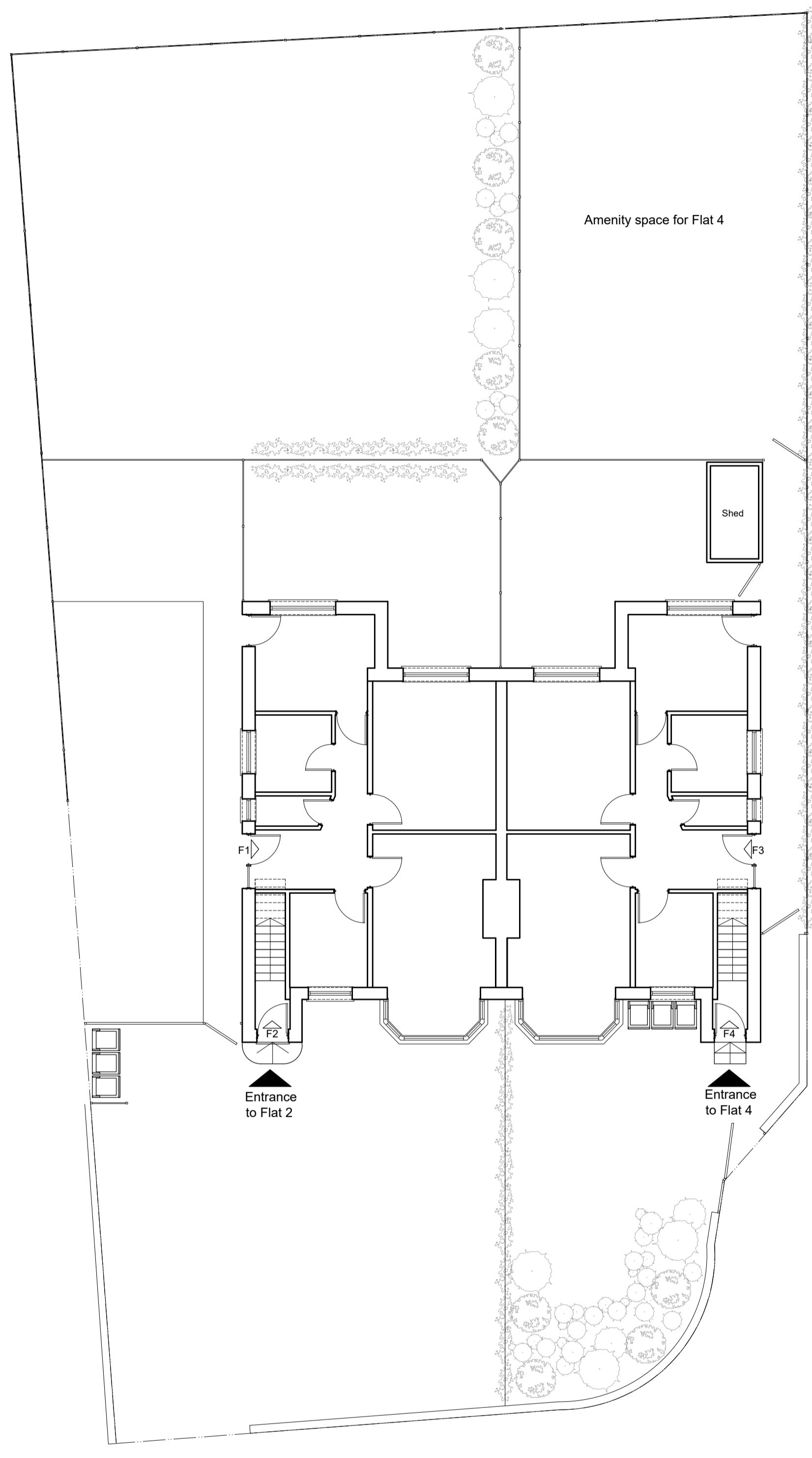
TAL ARC LTD.
ARCHITECTURE | DESIGN

2A CRESCENT ROAD
LONDON N3 1HP, U.K.
T. 020 3302 9916

E. INFO@TALARC.CO.UK
W. WWW.TALARC.CO.UK

PROJECT TITLE Millwind Court, London, NW7 1LA





Existing Ground Floor
Scale 1:100

Metres
1:100 0 1 2 3 4 5 10

Existing Roof Plan
Scale 1:100

Existing First Floor
Scale 1:100

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PAPER SIZE A1 SHEET		
DRAWING TITLE Proposed Elevations		
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