

DESCRIPTION:

**Garage conversion and extension, rear extension, internal amendments
and loft conversion with dormer**

SITE AT:

**14 Sutcliffe Close,
Barnet, NW11 6NT**

APPLICANT:

Dr Jonathan Barnett

PLANNING STATEMENT

April 2021

The property at 14 Sutcliffe Close is located within the Hampstead Garden Suburb conservation area and is also part of the Hampstead Garden Suburb Trust. An application to the trust for approval is in and pending decision.

The site is a semidetached property at the end of Sutcliffe Close. It currently comprises a kitchen, dining room, living room, WC, garage and coal/boiler shed at ground floor level, 3 bedrooms and a bathroom at first floor and an unconverted loft space with a rooflight. The street is comprised of a symmetrical set of properties, semidetached at either end with a front facing gable and a row of 3 terraced houses in the middle with rear gables at either end. The end of terrace properties and semidetached houses all have side garages, most of which have been converted into living space.

The proposal at 14 Sutcliffe Close is to convert the existing garage and coal/boiler shed into living space, raising the floor and roof height to allow level and easy access the clients, and extend across part of the rear to extend the kitchen out. This allows for an open plan arrangement across the rear of the house. The existing window/door to the dining room will be enlarged.

The front of the garage is to be brought forward matching the extent approved at number 13. Aesthetically the front of the garage will remain as close to the existing as possible. A fixed garage door with high level glazing will be retained so the impact of any changes are minimised, and the external finishes, black plinth, white wall render and brick parapet coping will be retained.

At the rear all new windows and doors will match in style and material (white timber with dark glazing bars) the existing. The rear of the extension will also be white rendered with a black plinth and brick parapet coping to match the existing.

The existing loft is accessible but not habitable. The proposed change is to add a small lead dormer to match that included on all the neighbouring properties and relocate the conservation style rooflight to the side elevation.

We believe the proposed changes are in keeping with the character of the area and will have no impact on the conservation area. Once we have received approval from the trust it will be forwarded to the Local Authority and we would request that their approval is sufficient for planning to also be granted.

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