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## Homecraft Design Studios

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# Design & Access Statement

**139 Pennine Drive, NW2 1NG**  
**202104/139PD/CONV/DAS**

**Town & Country Planning Act 1990.**  
**Application for Planning Permission.**

## Site

139 Pennine Drive, NW2 1NG. Located in a residential area. The application property is not located in a conservation area nor is it a listed building

## Proposal

“Conversion of single residential dwellinghouse to two self-contained flats and new porch”

It is proposed to convert the existing single residential dwellinghouse into two spacious self-contained flats

- A two-bedroom ground floor flat with a GIA of 92m<sup>2</sup>
- A three-bedroom first floor flat with a GIA of 110.4m<sup>2</sup>

## Planning History

The following planning applications were submitted and approved in the last year for 139 Pennine Drive:

- **20/5538/HSE** | Part single, part two storey rear and side extension following demolition of the existing garage | *Approved 2nd Feb 2021*
- **20/5609/192** | Roof extension involving hip to gable, rear dormer window, 3no front facing rooflights and new side gable window | 139 Pennine Drive London | *Approved 16th*

- **21/0325/192** | Single storey outbuilding ancillary to main house | *Approved 18th Feb 2021*

The approved extensions have resulted in a significant amount of additional floorspace for the application property, allowing the proposed flats to comfortably exceed the minimum area requirements

## Planning Policy Context

### National Planning Policy Framework (NPPF)

The NPPF was adopted in March 2012 (last updated February 2019) and sets out the Government's most up-to-date vision for future growth. At the heart of the document is a presumption in favour of sustainable development. In the opening paragraph of Section 2 (page 5) the Minister for Planning identifies that: "The purpose of the planning system is to contribute to the achievement of sustainable development." The document highlights that "sustainable development is about positive growth – making economic, environmental and social progress for this and future generations". With reference to decision-making the document states "Development that is sustainable should go ahead, without delay."

There are three aspects which comprise sustainable development; these are the economic role, the social role and the environmental role. In terms of the economic aspect land has to be made available where there is a demand to support growth. The environmental role involves the protection of the natural, built and historic environment. Finally, the social aspect is concerned with providing a high quality built environment, the housing that is required, vibrant healthy communities with access to local services.

### The London Plan

The London Plan (2016) provides an updated Spatial Development Strategy for Greater London. London Plan policies for housing encourage:

- **An increase in housing supply:** "The Mayor recognises the pressing need for more homes in London in order to promote opportunity and provide a real choice for all Londoners in ways that meet their needs at a price they can afford" (Policy 3.3, Page 98)
- **Efficient use of land to provide more housing:** "The Mayor will, and boroughs and other stakeholders should, support the maintenance and enhancement of the condition and

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quality of London's existing homes." (Policy 3.14, Page 126)

- **An increase in the housing mix:** LPAs should ensure that: "new developments offer a range of housing choices, in terms of the mix of housing sizes and types, taking account of the housing requirements of different groups and the changing roles of different sectors in meeting these" (Policy 3.8, Page 108)

## **Local Policy - Barnet's Local Plan (2012)**

Relevant Core Strategy Policies:

- **CS1 Barnet's Place Shaping Strategy**
- **CS4 Providing quality homes and housing choice in Barnet**
- **CS5 Protecting and Enhancing Barnet's character to create high quality places**

Relevant Development Management Policies:

- **DM01: Protecting Barnet's Character and Amenity**
- **Policy DM03: Accessibility and Inclusive Design**
- **Policy DM17: Travel Impact and Parking Standards**

## **Approvals of Similar Schemes in the Surrounding Area**

The proposal to convert the property to two self-contained flats remains in keeping with the character of the area, as there are several recent examples of similar proposals on the same street receiving planning approval. Some are listed below:

- **127 Pennine Drive NW2 1NJ:**

**19/3967/FUL** | Conversion of existing dwelling into 2no self-contained flats involving new front porch, single storey rear extension following demolition of the existing conservatory, including conversion of the existing garage replacing garage door with window, rear roof

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dormer and juliette balcony, 1no. rooflights to front roofslope. Associated refuse/recycling and cycle store | *Approved 15th Nov 2019*

- **97 Pennine Drive NW2 1NN:**

**17/6808/FUL** | Conversion of a single family dwelling into 2 no. self-contained flats involving part single, part two storey rear extension. New front porch. Roof extension involving hip to gable, rear dormer window and 1no. rooflights to front elevation to facilitate a loft conversion | *Approved 16th Jan 2018*

- **84 Pennine Drive NW2 1NP:**

**17/5511/FUL** | Conversion of existing dwelling into 2no self-contained flats following part single, part two storey rear extension. Associated cycle storage, amenity space and refuse and recycling store | *Approved 24th Oct 2017*

- **104 Pennine Drive London NW2 1NP:**

**17/4337/FUL** | Conversion of existing dwelling into 2no self-contained flats. Associated parking, refuse and recycling | *Approved 31st July 2017*

There are also examples of conversions to three self-contained flats on Pennine Drive:

- **2 Pennine Drive NW2 1PA:**

**20/4782/FUL** | Conversion of the existing dwelling into 3no self-contained flats | *Approved 01 Feb 2021*

- **1 Pennine Drive NW2 1NY:**

**17/3797/FUL** | Conversion of dwelling house into 3no self-contained flats and associated alterations including relocation of front entrance. Provision of car parking to front and refuse storage area to the rear | *Approved 24th July 2017*

## Amenity of Occupants

The two proposed flats have been designed with the comfort and quality of life of future occupants in mind. The layout and room area sizes (shown in the proposed plans) contribute to this. The total GIAs of the two flats are as follows:

- Flat A (ground floor, 2-bed): 92m<sup>2</sup>
- Flab B (first floor, 2-bed): 110.4m<sup>2</sup>

The flats therefore fall within the minimum area standards shown in the table below:

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) <sup>2</sup>			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

Fig 1. Minimum space standards for new dwellings. Table 3.3, Page 57 of the London Plan (2016)

## Affect on the Surrounding Area

One of the important local and city-wide planning policy points is for developments to respect the local context in terms of design, but also with regard to occupants of neighbouring properties and the extent to which proposals can increase the frequency of use of highways and local amenities. The only external alteration proposed is a new porch to increase the lobby area before the front doors of the new flats - the porch is to be of similar size to others in the surrounding area, where porches are a common feature of properties.

The retention of two off-road parking spaces will ensure there is not a detrimental effect on local roads, while the inclusion of secure cycle storage for both flats will encourage cycling as an option for future occupants. Secure storage will also be provided for refuse and recycling bins, ensuring the front garden area will be kept tidy and presentable.

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## **Architectural**

Our proposal represents high quality design and does not harm or negatively affect the character and appearance of the existing building, the street scene and the wider locality. The character of the proposed scheme remains in keeping with and respectful of the local context

## **Access**

Access via the road remains the same

## **Parking**

The existing paved front garden area has sufficient space for two cars, meaning the development would not place additional pressure on Pennine Drive since it does not require on-street parking

## **Amenities**

The property benefits from close proximity to several parks and green spaces:

- Clitterhouse Playing Fields is a 5 minute walk from the property
- Clarefield Park is a 10 minute walk from the property
- Basing Hill Park is a 10 minute walk from the property

Brent Cross shopping centre is a short drive or bus journey from the property, giving residents easy access to a wide range of retail offerings

## **Nature of material**

Any building materials are as shown on the plans, all to match the existing surrounding area. Internal works to conform to safety standards and building regulations.

## **Sound insulation**

Sufficient sound insulation provided. Provision made for noise protection to the surrounding area. It is considered that the proposal would not result in an undue increase in noise and disturbance.

We trust this statement provides the necessary information to enable you to register the application and recommend it for approval. If you require further information please do not hesitate to contact us using the details provided above.