

# BROD WIGHT Architects

**31 Greenfield Gardens, London, NW2 1HT**  
**1100-Design, Access and Planning Statement Ref: 1100-D+A-2**

11<sup>th</sup> April 2021  
Page 1 of 7



## **1.0 Introduction**

This document supports and justifies a planning application submitted to The London Borough of Barnet Planning Authority for the Conversion of an existing dwelling into 2no self-contained flats, including rear extensions at ground and first floors, front roof lights and a rear garden out-building.

The proposed works involve a number of changes to the external appearance of the building. These are described in the following supporting documents:

1. 1100-AP3-01 Location + Proposed Site Plan
2. 1100-AP3-02 Proposed Ground + First Floors
3. 1100-AP3-03 Proposed Attic + Roof Plan
4. 1100-AP3-04 Proposed Front + Rear Elevations
5. 1100-AP3-05 Proposed Side Elevation + Section A-A

## **2.0 Relevant Planning History**

### **2.1 31 Greenfield Gardens, London, NW2 1HT**

#### **2.11 *Two-storey rear extension***

*Reference: C08125*

*Decision: Permit*

*Decision Date: Wed 11 May 1983*

#### **2-12 *Conversion of existing dwelling into 2no self contained flats. Two storey rear extension, roof extension involving hip to gable, rear dormer windows including 2no Juliet balconies, 1no front facing rooflights. New rear garden out building. Associated recycling/refuse storage area and amenity space***

*Ref. No: 20/3739/FUL | Validated: Fri 14 Aug 2020 | Status: Pending Decision*

This application was in fact withdrawn (by email on 20<sup>th</sup> October 2020) following these comments from the Planning Officer:

1. ....dormer (has not) been reduced in size enough to comply with the design guidance.
2. side entrance door – Council don't allow these, there should be a single front entrance like no.29.

#### **2-13 *Roof extension involving hip to gable, rear dormer windows including 2no juliette balconies***

*Ref. No: 20/5088/192 | Validated: Tue 27 Oct 2020 | Status: Lawful*

This application was submitted to address the first of the above 20/3739/FUL items. The (now as-built) lawfully permitted dormer has been shown on the accompanying application drawings which also features a single front entrance door to the proposed flats.

### **2.2 29 Greenfield Gardens, London, NW2 1HT**

The below references to No.29 Greenfield Gardens above have been included because they establish the acceptance at Appeal of the principle of the conversion of the existing dwelling into 2no self-contained flats.

**31 Greenfield Gardens, London, NW2 1HT**  
**1100-Design, Access and Planning Statement Ref: 1100-D+A-2**

11th April 2021  
Page 3 of 7

1. Reference: 18/2718/FUL

Decision: Refused (allowed on appeal ref APP/18/N5090/3219410 dated 30/05/19)

Decision Date: 29 June 2018

Description: Conversion of existing dwelling into 2no self-contained flats. Addition of 3no window openings (2no side and 1 to rear elevation) and addition of 2no rooflights. Associated parking, refuse and recycling, amenity space

2. Reference: 19/5759/S73

Decision: Permit subject to Conditions

Decision Date: 25 October 2019

Description: Variation of condition 2 (Drawing Numbers) of appeal decision

APP/18/N5090/3219410 dated 30/05/19 (planning ref. 18/2718/FUL) for 'Conversion of existing dwelling into 2no self-contained flats. Addition of 3no window openings (2no side and 1 to rear elevation) and addition of 2no rooflights. Associated parking, refuse and recycling, amenity space.' Variation to include removal of parking spaces and removal of first floor window to side elevation, addition of window to flank elevation and insertion of rooflight to rear extension

**3.0 Description of Existing Site/Building**

The application site is located on the western side of Greenfield Gardens and comprises of a semi-detached, two-storey property. The area is residential in character with the street comprising of two-storey detached and semi-detached properties.



Street View – Pre-Dormer/Roof Extension



Rear View 1 – Pre-Dormer/Roof Extension



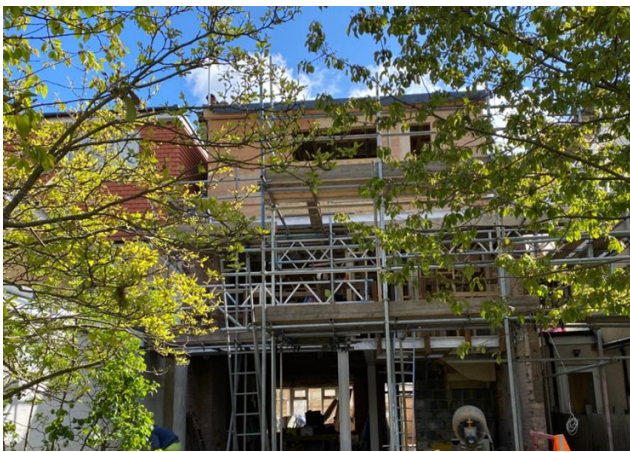
**3.0 Description of Existing Building Continued**



Front View 3 – **Post-Dormer/Roof Extension**



Front View 4 – **Post-Dormer/Roof Extension**



Rear View 1 – **Post-Dormer/Roof Extension**



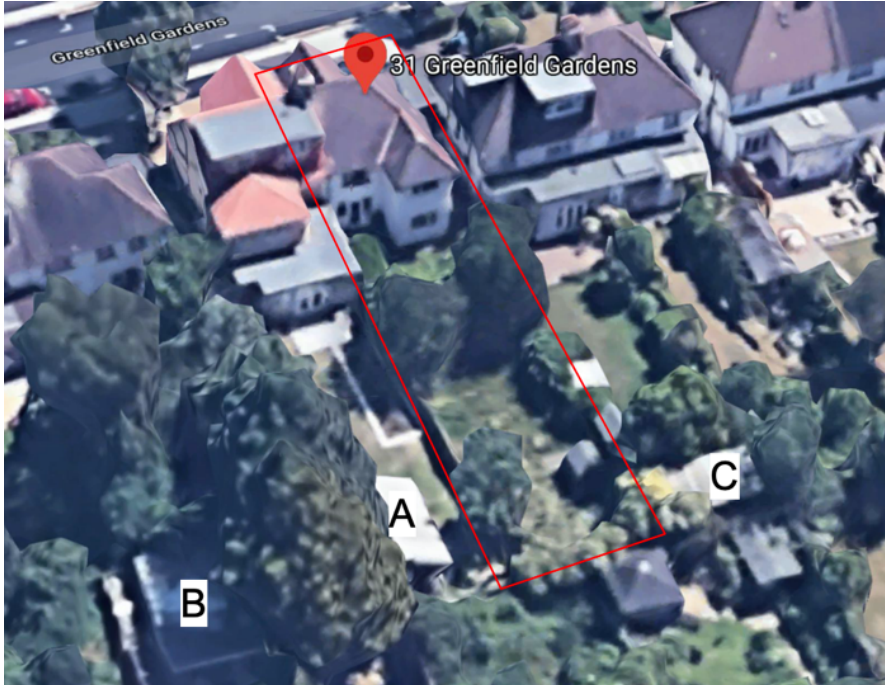
Rear View 2 – **Post-Dormer/Roof Extension**

The surrounding properties feature various styles of out-buildings as part of the character of the rear garden areas.





**3.0 Description of Existing Building Continued**



Location of surrounding out-buildings

**4.0 Planning Policy**

- 4.1 The study undertaken by the applicant for the applicant of No.29 Greenfield Application Reference: 18/2718/FUL (allowed on appeal ref APP/18/N5090/3219410 dated 30/05/19), demonstrated that the conversion to flats is a character of the area, with No.s 7, 52a, 67b, 97a + 97b noted as being either flats or maisonettes.
- 4.2 The above demonstrates that, as well as allowed at appeal for No.29, the conversion of houses from 'single units' to 'multiple units' has historically occurred a number of times and it therefore not unprecedented.
- 4.3 At 87.5 sq.m and 96 sq.m, both proposed units exceed the London Plan and National Space Standards for 3 bedroom, 5-person dwellings and achieve a high standard of internal design and layout.

**5.0 Appearance and Materials**

- Walls:** Render is proposed to match the existing to the house.
- Windows:** The existing windows are white uPVC and it is proposed to change these to white aluminium to achieve more elegant profiles
- Roof:** The existing roof is plain clay tiling and it is proposed to match these.
- Front Boundary:** Currently a low timber fence and it is proposed to match this, with the addition of a low gate to allow more convenient access to refuse/recycling facilities.

## **6.0 Amenities**

- 6.1 Access to a garden/Outdoor space:  
Both proposed units have access to their own private rear gardens, in excess of 80 sq.m. each.
- 6.2 Loss of daylight to surrounding properties:  
The design of the rear extensions has been carefully considered to ensure that the neighbouring properties daylight provisions are unaffected. 45° "sight lines" have been shown on the attached plan drawings to simply demonstrate this.
- 6.3 Provision of good daylight to the proposed units:  
The design of the layouts ensures daylight and sunlight levels are maximised, without compromising the levels of privacy of the adjoining properties and reducing their daylight and sunlight levels.
- 6.4 Overlooking:  
To mitigate the proposed first floor rear terrace, opaque glazed privacy screens are proposed to ensure that no neighbouring amenities are affected by the proposals.

## **7.0 Impact on the Street Scene**

- 7.1 The items visible from the street – the replacement windows, front garden hardstanding and front boundary fence - have been designed to be in keeping with the character of surrounding area, represent an improvement and will therefore have a positive impact on the street scene.
- 7.2 Proposed front elevation rooflights are to be conservation type in keeping with Barnet's Residential Design Guidance.
- 7.3 Utility meters are proposed as being concealed at the side of the building behind a timber gate

## **8.0 Scale, Massing and Height**

- 8.1 The proposals recognise the scale, massing and roof form of surrounding buildings and reflect these.
- 8.2 This is particularly relevant in the case of a semi-detached house. The rear elevation therefore reflects the existing building lines and rhythms of the adjoining property.

## **9.0 Access**

- 9.1 Level access is proposed to each new unit and the internal layouts have been designed to meet the current Building Regulations standards for wheelchair access within a dwelling.



### **10.0 Car Parking**

- 10.1 2no. off-street parking spaces are proposed complying with the Residential Car Parking Standards in Barnet of 1.5 to 1 per unit.
- 10.2 Notwithstanding the above, a study was undertaken by the applicant for the applicant of No.29 Greenfield Application Reference: 18/2718/FUL (allowed on appeal ref APP/18/N5090/3219410 dated 30/05/19), the result of which was that the Highways Officer determined that there are sufficient street spaces available to accommodate any overspill parking and that that development was therefore considered to satisfy Policy DM01 and DM17, despite not having any on-site parking provision.
- 10.3 The proposed parking arrangement maintains green space/planting to the front garden

### **11.0 Cycle Storage**

- 11.1 The design and layout of the proposals ensures the provision of safe, accessible and secure cycle parking in accordance with the cycle parking requirements set out in the London Plan.

### **12.0 Refuse & Recycling**

- 12.1 Each proposed unit has been given separate waste and recycling storage at convenient and easy to use locations in each case. These are specified on the submitted drawings.

### **13.0 Sustainability**

- 13.1 The proposals will be subject to Building Regulations with regard to thermal insulation as "new dwellings" - L1A-New Dwellings 2011-2016 - and they will represent a considerable improvement on the existing situation

### **14.0 Conclusion**

The application proposals are in full compliance with the aims and objectives of the relevant Barnet Planning Guidance.

For these reasons we consider Planning Permission should be granted accordingly.