



Unit 9b, The High Cross Centre,
Fountayne Rd, London N15 4BE
T: 020 8802 3480 D: 020 3846 6745
E: info@samplanning.co.uk

Design & Access Statement and Heritage Statement

Date: 21/07/2022

Site Address: 59 & 61, Renters Ave, Barnet, London NW4 3RD

Planning application reference number: N/A

Content:

- 1. Introduction**
- 2. Relevant Planning History**
- 3. Proposal**
- 4. The Site and Surroundings**
- 5. Policy Context**
- 6. Principle of Development**
- 7. Design & Appearance**
- 8. Impact on Amenity**
- 9. Transport**
- 10. Heritage Statement**
- 11. Conclusion**

Introduction:

The Design and Access Statement has been prepared in support of a full planning application for the Joint ground and first floor rear extension.

SAM Planning is the acting agent on behalf of the owner of the site.

Relevant Planning History:

59 Renters Ave NW4 3RD
Single-storey rear extension.
REF: W08939 (Wed 30 Nov 1988)
Lawful

Proposal:

Joint ground and first floor rear extension at 59 & 61 Renters Ave, Barnet, London NW4 3RD.

The Site and Its Surroundings:

Two, two storey residential building located on the terrace located on the north east side of Renters Ave. The surrounding area mainly residential in character, with terraced properties of a mainly similar style, appearance and age. The application site is not located within a conservation area and is not subject to a listed building. No designations are associated with the subject site.

The site is not located within a Controlled Parking Zone (CPZ).



Policy Context:

National Planning Policy Framework (NPPF) 2019

London Plan 2021

D4 - Delivering good design

Design and Appearance:

The proposed rear extension will have an acceptable scale, height and bulk.

The proposed materials will match the existing which will not appear at odds with the roof existing or surrounding building.

The development will have a high-quality design and will comply with planning policies.

Impact on Amenity:

The potential impacts of the proposal on the amenity of neighbouring properties relate to daylight/sunlight, outlook (including bulk and dominance issues) and privacy matters.

The proposed rear extension will not impact against the residential amenities of adjoining occupiers as it is planned to be built in tandem with the neighbouring property.



Transport:

The proposed signage will not impede the public highway, nor will it include flashing signs that could cause distraction to users of the highway

Heritage Statement:

The site is not situated within a Conservation area nor is it subject to a listed building. The development would not affect a Conservation Areas or their settings and is sited significantly away from the nearest designated heritage asset. The proposal would be of a high quality design with materials to match the existing and it is our understanding that the proposal would preserve its character, context and visual appearance.

Conclusion:

The proposal overall is considered to be acceptable and there would be no unacceptable impacts to adjacent properties or to the character of the area/appearance of the existing building. It is therefore our understanding that planning permission should be granted.