

Barnet Borough Council
Planning Department
North London Business Park (NLBP)
Oakleigh Road South
London
N11 1NP

23rd February 2022
CSUS 7152

Dear Sir/Madam

Re: Ground Floor Rear Extension Renovation with Rooflight, Conservation Rooflight at main Roof at 63 Union Street, Barnet, EN5 4HY

Please, find enclosed OS Map, Location Plan, Existing Drawings, Proposed Drawings (REV.B) and Design and Access Report along with a Drawing Register to assist this application.

The proposed application respects the adjacent neighbours and the nearby values of the surrounding properties providing an enhanced visual asset towards the rear land of Union Street, following the textural rhythm of the developments in the area.

This application follows a recent refusal (21/6415/HSE) and proposes the refurbishment of the existing extension that is decaying, along with a conservation rooflight on the main roof for a better quality of life for the users. The reasons for refusal have been considered and the amount of glass on the new double pitch roof has been reduced, becoming discreet proportioning a more harmonious character, while the conservatory rooflight on the main roof will be recessed with the roof tiles (kindly refer to the design and access report for better visualisation).

At the front of the property, such modifications will not be notable. There is an existing small tree at the garden that the client aims to remove with the current scheme. In terms of privacy, this shall not be compromised, and the properties will be having the same current benefits – kindly refer to design and access report.

Additionally, the proposed materiality shall follow the existing, while respecting the original proportions and features of the property and of adjacent properties. We aim to respectfully obtain planning approval by following the planning committee guidelines while respecting the conservation area's existing character.

We trust the above is to your satisfaction to grant planning consent.

Yours sincerely,

Rafael Teixeira
BA Part I Architectural Assistant