

Planning and Building Control
2 Bristol Avenue
Colindale
London
NW9 4EW

REF: 24/0816/NMA
SITE: Fenton House, Hadley Green West, Barnet, EN5 4PP

Planning Statement

This Planning Statement has been prepared to explain the amendments to the scheme and to include any technical justification where if necessary.

Amendments include:

Replacement of three existing openings in the rear wall with a single opening featuring French doors and sidelights to match; Replacement of window openings in the inner flank wall of bays with French doors to match; Reduction in the height of the garage door from 2900mm to 2550mm.

These amendments aim to enhance accessibility, aesthetics, and functionality without materially altering the approved development.

The proposed changes to the rear openings would match the approved fenestration, and being sited at the rear of the property would not be seen from the front elevation and should not be considered to harm the character of the street scene.

The reduction in height of the garage door will make it less prominent on the front elevation and given the setback of the property from the highway, the impact on the street scene is minimal.

The development has already been assessed to have no adverse impact on the amenities of neighbouring occupiers due to their distant proximity, and the proposed amendments do not encroach any closer to the boundary of either neighbouring site.

We consider the proposed amendments to be consistent with the character of the existing dwelling and in keeping with the appearance of the existing features. They would have no additional impact on the character and appearance of the application site, the street scene, and the locality compared to what has previously been approved.