

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

REF: 24/0828/S73
SITE: Fenton House, Hadley Green West, Barnet, EN5 4PP

Planning Statement

This Planning Statement provides a supplementary statement that addresses the changes, to be read in conjunction with the documents that supported the original application.

Variation to condition 1 is proposed to amend the approved drawings, increasing the pitch of the main roof from 38 to 45 degrees to better utilise the loft space. The proposed roof will have a crown to maintain the existing ridge level.

The roof will maintain its hipped style, with the pitch increasing by only 7 degrees. The width of the new roof is decreasing from the previously approved measurement of 15.2 to 14.5 meters. The addition of a crown allows the ridge level to remain in line with the existing height. The ridge on principal elevations will increase by only 96cm on each side, and the flat portion of the crown roof would only be visible from aerial imagery.

It should be noted that there is not a consistent roof form shared among houses along Hadley Green West, with varying hipped and crown roof styles on the street.

We believe that the proposed changes to the roof of the main dwelling are proportionate and will remain subordinate additions to the property. They should not be considered to cause harm to the character of the dwellinghouse or the surrounding area.

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 believe that the proposed variation to the approved development would not have any additional impact on the character and appearance of the application site, the street scene, or the locality compared to what has previously been approved.