

SAAWorkshop

Huckletree Studios, Soho, London, W1F 0JL

RE: COLP Application for 34 Lyndhurst gardens, London, N3 1TE

Dear Barnet Planning Department,

Please find enclosed a COLP application for the above-mentioned property. The documents enclosed to support this application include;

1. Site and Location Plans
2. Design and Access Statement with photographs
3. Fee paid online
4. Existing drawings [plans, sections and elevations]
5. Proposed drawings [plans, sections and elevations]
6. Completed CIL Levy Forms

PROPOSALS

This statement is to accompany an application for a COLP application for alterations to a Freehold dwelling. The proposals applied for as part of this application are as follows;

1. Proposed hip to gable over existing main roof
2. Proposed rear dormer with 2 new roof lights on front roof slope

JUSTIFICATION

In order to fully describe the justification behind the proposal, the following comments are to be read in conjunction with the drawings submitted. It should be noted that the site is not a Listed Building and does not lie within a Conservation Area. There are no Article 4 restrictions on the property and the planning history does not reveal any other restrictions on the property. The site sits on the South side of Lyndhurst Gardens and is a semi-detached 1930's house typical of the road.

1. Proposed hip to gable over existing main roof

The applicant wishes to extend the property in the main roof space by creating a new habitable bedroom & home office spaces. The proposed and additional area of the new hip to gable end roof extension is 13m³ volume. The new gable roof will be finished in white render and clay tiles to match the existing.

2. Proposed rear dormer with 2 new roof lights on front roof slope

The applicant wishes to extend the property in the main roof space by creating a new habitable bedroom & home office spaces. The proposed and additional area of the new rear dormer roof extension is 37m³ volume. The dormer will be sat down from the existing roof ridge and set back from the wall below. Both existing chimneys will remain untouched. The new gable roof will be finished in white render and clay tiles to match the existing.

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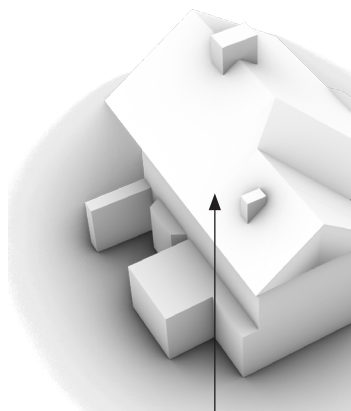
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CONCLUSION

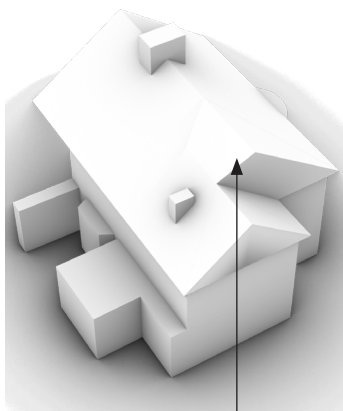
The proposals are designed to comply with the regulations for COLP applications whereby no more than 50 cubic metres is allowed for semi-detached properties development into the main roof. The proposals are viewed to be sensible, considered and holistic in their treatment of the existing building and neighbouring properties and cannot be said to be harmful to the area. The design and scale of the proposed extensions takes reference from the neighbouring built volumes, respects the character of the existing building and conforms to current planning policies. In terms of amenity, the proposals do not cause harm to either neighbour and should be considered acceptable.



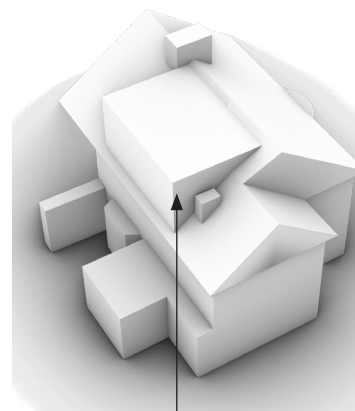
34 Lyndhurst Gardens



Existing Roofs



Hip to Gable 13m³ added



New rear Dormer 37m³ added