

28 February 2024

PLANNING STATEMENT
P162-20**1.0** Project:

Refurbishment & Rear Extension at 7 Glenmere Avenue, Mill Hill, London, NW7 2LT

2.0 Project Context:

7 Glenmere Avenue is a two storey, three-bedroom, semi-detached family home in Mill Hill. The existing house is constructed from red facing brick, with red plain tiles hung on the projecting bay windows, white uPVC windows, and a red plain tiled, hipped roof. The house is set back 7m from the pavement behind a steeply sloping front garden. A long 23m long rear garden continues to slope uphill to the rear. The site slopes steeply from west to east, with a ground level difference of approximately 4.3 metres between the street and the back fence at the rear of the garden. The site is also not rectangular, with a noticeably angled rear garden veering to the south.

The house sits on Glenmere Avenue, a leafy suburban street with a mixture of semi-detached and detached, two-storey houses developed between the wars. Houses on Glenmere Avenue are generally of a similar material palette and proportion, although some houses, including the neighbour at No. 9 feature pebbledash and mock-Tudor timber façade detailing.

The property is in need of a thorough modernisation. My Client, who has occupied the house for over 40 years, would like to extend to the rear at ground floor, and thoroughly refurbish the interior to modern standards for comfort and efficiency. For more images of the property, please refer to the enclosed Design Analysis document.



View from the north-west looking at proposed rear extension

3.0 Project Scope:

The proposed scheme will involve extensive refurbishment and reconfiguration of the ground floor, with the addition of a new ground floor rear extension providing a spacious open-plan living area connected to the garden. The ground floor reconfiguration will reinstate the partition between the existing Dining Room and Living Room, to create a new Living Room at the front of the house. Behind this, we will insert a new ground floor Shower Room, accessed via the entrance

hallway. Beyond this, you enter the open plan living area via the Kitchen, benefitting from long views into the garden via generous bi-fold patio doors on the west elevation.

To the south of our property, No.5 Glenmere Avenue received Prior Approval and Planning Permission for a 5m deep rear extension last year along with alterations to the front of their house. Permitted Development guidance would allow us to build a single-storey rear extension up to 6m deep and 3m high, with neighbourhood consultation. With this in mind, we applied for Prior Approval in December 2023 for a 5m deep rear extension. This application received no objections from neighbours and the local authority confirmed in January 2024 that 'prior approval is not required' for an extension of 5m in depth.

We are submitting this planning application for our extension, as our scheme looks to improve on the constraints imposed by Permitted Development. Our scheme has a similar roof level to the approved scheme at 5 Glenmere Avenue, but we would like to enhance the design with a contemporary brickwork parapet around the roof perimeter. This results in the building eaves level rising to approx. 3290mm over internal finished floor level. This enables an interior ceiling height of 2650mm (only slightly less than the existing ground floor ceiling height of 2690mm), with a technically advanced warm roof construction for best thermal performance. Drainage is concealed behind the parapets, without the need for fascia-attached guttering, and the proposed rooflight is fully obscured from view.

The sloped nature of the site makes determining the 'natural' ground level slightly subjective. Permitted Development limits the eaves level to a maximum 3000mm over 'natural' ground level, and we believe our proposed parapet is approximately 3290mm over natural ground level where it meets the current rear elevation of the house but only approximately 2940mm over natural ground level on its western-most elevation. The extension will be finished in red facing brickwork to match the original house, with anthracite window frames and a concrete parapet coping.



In addition to the works described above, the scheme will also provide replacement flush uPVC double-glazing throughout the rest of the house, as well as a new heating and plumbing system to the latest regulations. The uninsulated bay windows will be insulated internally, and the family bathroom will receive a new window on the west elevation to allow direct sunlight into this room.

On the north side of the house, the existing garage is not original, and it is in a very poor state of repair. Cracks are visible in the brickwork, and the garage is no longer functional, as both the garage door width and interior width are insufficient to accommodate even a modestly sized modern car. My Client intends to remove the garage and replace it with a timber framed garden outbuilding of similar proportions featuring vertical timber cladding all around. Permitted development would allow a store with a 2.5m eaves height and our proposal is designed to conform with this maximum roof level when viewed from the road.

The front driveway and approach to the house will be improved considerably, with a new, wider, porous resin bound gravel driveway and new, Building Regulations compliant steps with a metal handrail leading to the entrance door.



View from the north-east looking at proposed driveway alterations

4.0 Planning Context:

In August 2023, a Householder Planning Application (App ref. 23/3416/HSE) was submitted by my Client for a similar scheme to this on this site. This scheme was withdrawn in response to concerns from the planning department that the depth of the extension would have an overbearing impact on 5 Glenmere Avenue.

Since that submission in August 2023, 5 Glenmere Avenue has received Planning Permission for a 5m deep extension (App ref. 23/4433/HSE). In February 2024 they issued notices under the Party Wall Act, and they intend to begin works in Spring / Summer 2024.

Also in 2023, a Prior Approval Application (App ref. 23/5201/PNH) was submitted by my Client for a 5m deep Larger House Extension of the same footprint as the attached proposals, but with the eaves level limited to 3m over ground level in order to comply with Permitted Development constraints. In January 2024, confirmation was received that 'prior approval is not required', allowing my Client to build the Larger House Extension with eaves up to 3m over ground level, so long as the scheme confirms with all other Permitted Development guidelines.

5.0 Applicable Planning Development Policy:

Section 14 of the Barnet Residential Design Guidance SPD (Oct 2016) provides guidance for extensions to residential properties:

14.4 – 14.7 – Amenity:

The south wall of our proposed development sits on the north boundary of No.5. In 2023 No.5 were given Planning Permission to build their own 5m deep extension, which will significantly overshadow the rear of No.7 upon completion, detrimentally impacting my Client's amenity. Barnet's design guide limits extensions to a maximum 3.5m depth, however our extension will also extend 5m behind the rear elevation of the existing house, to avoid being overshadowed by the permitted extension at No.5.

The north of our proposed extension is offset from the site boundary by at least 1 metre, and approximately 3 metres away from the neighbouring property, minimising any overbearing impact on 9 Glenmere Avenue. No new windows will directly overlook adjacent properties on either side.

14.8 – 14.9 – Harmony:

The proposed alterations will utilise the same materials seen on the existing property. The proposed garden store will feature timber cladding on the street elevation. This material is typical for outbuildings, it will comply with permitted development guidance, and the material will be subservient to the form and character of the original property.

The scale of the new extension has been kept to a minimum through the adoption of a flat roof, and the building form has been developed to address the boundaries and functional requirements.

14.21 – 14.27 – Rear Extensions:

As described above, our proposal extends further into the garden than the recommendations in this section, however, the extension is less than would be acceptable via permitted development (with neighbourhood consultation) and my Client has already received Prior Approval for a Larger Home Extension of 5m depth.

It is not anticipated for the proposals to impact any other Development Policies.

6.0 Scheme Benefits:

The proposed cosmetic improvements to the property will greatly modernise a tired and slightly run-down house, which in turn will improve the character of the street and benefit the neighbourhood. The internal improvements, with the additional ground floor shower room, large open-plan living area overlooking the garden, and the thorough refurbishment throughout, will create a thoroughly modern home which will greatly improve the quality of living accommodation.

Access to the dwelling will be improved by the alterations, with the new front garden steps set-out to comply with Building Regulations. The ground floor shower room will enable my Client, or future occupants, to grow older in the house, as theoretically it would be possible to live on the ground floor exclusively, should the Living Room be converted into a bedroom. The steep access to the dwelling may require alterations to further improve access (possibly via the new external store), but it is theoretically viable to make the dwelling even more accessible in the future.

The thermal improvements, including new windows and doors, new insulation to the upstairs bay windows, and the highly insulated rear extension, will at least meet or exceed the latest 2022 Building Regulations, improving the thermal comfort of the occupants and reducing their heating demand.

7.0 Scheme Impact:

From Glenmere Avenue, the proposed driveway and window alterations will retain the existing character of the house through the use of matching materials. The garage will be replaced with a new structure closely replicating the scale and form of the existing non-original garage, although this will now be a garden store, as opposed to a garage, and the timber cladding is intended to be subservient to the original house.

The new windows on the east and north elevations will be similar to those of the current house, with part leaded lights and white frames. The selection of flush uPVC casement windows will better replicate the timber windows the house would have featured originally.

The new ground floor extension to the rear of the property will use materials which complement those of the existing house. Matching red facing brickwork will be complemented by slim-framed, anthracite windows and a concrete coping stone atop the parapet.

The rear extension won't be visually prominent from neighbouring streets, nor from habitable ground floor rooms within neighbouring houses. The southern wall of our extension will be built up against the existing boundary with 5 Glenmere Avenue. Our proposed parapet level of 3290mm will sit between approx. 140mm and 290mm higher on the south side than the eaves of the new extension proposed at 5 Glenmere Avenue (allowing for the drainage falls required along their eaves). Because both extensions extend 5m into the garden, this additional parapet height will not negatively impact their amenity through overbearing.

The northern section of our extension doesn't project as far into the garden, having been sized to provide a dining area niche and to ensure access can be maintained around the northern side of the house between the garden and the external store. The offset from the northern boundary will greatly limit any impact on 9 Glenmere Avenue to the north.

8.0 Drawings & Documents Submitted with this Application:

Drawing Name	Document No.	Rev. No.
Site Location Plan & Block Plan - Existing	P162-20(90)M-101	A
Site Location Plan & Block Plan - Proposed	P162-20 (90)M-501	A
Floor Plans - Existing	P162-20 (20)M-201	A
Floor Plans - Proposed	P162-20 (20)M-501	A
Elevations - Existing	P162-20 (25)M-201	A
Elevations - Proposed	P162-20 (25)M-501	A
P162-20 – Design Analysis 240228	n/a	240228