



DETAILED**PLANNING**

Architectural & Planning Consultants
Chartered Architectural Technologist Practice

1st Floor, 311 Chase Road
Southgate
London N14 6JS

info@detailed-planning.co.uk
www.detailed-planning.co.uk
020 8150 0494

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London Borough of Barnet Planning Department

Dear Planning Department,

This application is on behalf of the applicant for raising the roof of the side addition to create a flush roof/eaves line at the rear, raising of the side chimney so suit the raised roof line, erection of a rear dormer extension with flat roof and timber cladding to create a habitable room within the roof space, and alterations to the rear first floor window to align with other fenestrations

The documents included are:

- Planning Form
- Planning Statement (this document)
- CIL Form
- Drawings

SITE AND SURROUNDING DETAILS

The site is located to the West of Myddleton Park. The property is a semi-detached dwelling over 3 floors that has previously been extended to the rear and side. The surrounding area is predominantly residential with properties of similar size and style.

The site is not situated within any conservation areas, however it is locally listed, and noted to be a property of architectural interest.

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1st Floor, 311 Chase Road, Southgate N14 6JS · Reg Eng and Wal No.7820362 · VAT No. 187 9134 64



PRE - APPLICATION ADVICE

Pre-application advice was sought from the council prior to this application where it was noted that the alterations would unbalance symmetry with the adjoining neighbour No.10.

However, it should be noted that the front elevation of these 2 properties is already “unbalanced” due to front extensions at No.10 and raised chimneys to the side.

This proposal is largely concentrated to the rear of the property and would not be visible from the public realm. To the front the proposal would involve raising of the side chimney, this would further bring the proposal in balance with No.10, and a minimal raise of the side addition ridge line.



PROPOSAL

The proposal consists of raising the roof of the side addition to create a flush roof/eaves line at the rear, raising of the side chimney so suit the raised roof line, erection of a rear dormer extension with flat roof and timber cladding to create a habitable room within the roof space, and alterations to the rear first floor window to align with other fenestrations.

The roof extension has been designed sympathetically to continue the roofline of the existing side addition to meet with the roof line of the rear roof pane. This lifts the rear eaves line creating a continuous eaves line to the rear facade. The rear/side walls will be raised to suit the roof raising and finished with brickwork to match with the existing.

The small rear window head is proposed to be raised to align the adjoining window creating a symmetrical facade, and enlarging the window/natural light into the rear bedroom.

In addition to raising the roof line the proposal includes inserting a rear dormer over the side addition. The rear dormer would create a habitable room within the roof space. The dormer is proposed to be finished with a flat roof and timber cladding, thus creating a modern addition to the roof space. The dormer has been positioned to align with the first floor windows to balance the rear facade, and would still be modest in appearance.

The proposal is believed to enhance the appearance of the property. The rear facade of the property would be uplifted with the modern addition.

We look forward to any discussions with the planning department throughout this application. I trust that the enclosed information is sufficient, however, should you require any further information, please do not hesitate to contact our office.

Regards,
Emily Buckingham BA(Hons) MCIAT
Chartered Architectural Technologist
March 2024



