

Planning Statement

Site: 2 Hill Top, London NW11 6EE

Date: 28.03.24 REV - 00

This document has been prepared to accompany the application for Non material Amendment Application for the property at 2 Hill Top, London NW11 6EE.

The property is located in the Hampstead Gardens Suburbs area in Barnet.

The previously approved Householder Planning permission proposal description was:

Application 21/4021/HSE: Roof extension involving side dormer window and 2no conservation rooflights. Single storey rear bay extension of 3500mm x 2000mm x 3200mm.

The proposals have been noted in this document and the attached drawings. The main changes to the proposal are minor and relate to improvements in the previously approved extension, side elevation windows and rear patio design. The proposed scheme will still have a positive contribution to users of the building and to surrounding areas whilst barely visible from the street (partly because of the vegetation acting as a privacy screen).

The Design Component

On the rear elevation:

- The proposed extension size is reduced to 1700 x 3500. The proposed rear extension now falls within the roofline of the main roof rear pitch as per Hampstead Garden Suburb Trust's comment.
- Rear Patio layout altered
- Rear elevation proposed extension French doors to match existing rear bay window door design style.

On the side elevation:

- Window Replacement: the side elevation first-floor bathroom window will be replaced to match the other existing windows. As per Trust's request we are reinstating windows and windows/doors are proposed to match existing design style.

Layout

Alterations (approved in previous application) to the internal layout are proposed which will not affect the external appearance of the building except for the above-mentioned extension size, windows and door.

The Use

No changes to the existing use are proposed as part of this application.

Access

No changes to existing access are proposed as part of this application.

