

SAAWorkshop

Huckletree Studios, Soho, London, W1F 0JL

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

Dear Barnet Planning Department,

Please find enclosed a Householder 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 Householder 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

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. Several semi-detached houses on the street have completed this roof extension, including the adjoining semi-detached property at 36 Lyndhurst Gardens. 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. The design and layout of this new development is informed by the local pattern of development. The pattern of development along the existing street shows hip to gables repeated over the area. Our extension will form part of that area's character and identity.

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