

Subject: Planning Application for Property at 69 Netherlands Road, Barnet, EN5 1BS

Application ref: 24/1320/FUL

Dear Planning Team,

I am writing to submit this planning statement regarding the proposed conversion of the property located at 69 Netherlands Road, Barnet, EN5 1BS.

Situated in the heart of the Barnet borough, merely a 5-minute walk to Oakleigh Park station and a 15-minute walk to the New Barnet bus station, the property enjoys a strategic location. Nestled within a safe residential area, it is surrounded by local restaurants, supermarkets, and essential amenities, making it an ideal living space for residents.

Considering the high demand for residential properties in the borough, we propose to divide the property into two separate units of 2 bedrooms and 3 bedroom flat with a share garden in accordance with the Supplementary Planning Documents (SPD). This division will cater to the needs of two different households, aligning with the local planning policies and regulations.

The convenient location of the property makes it suitable for small families and professionals seeking long-term accommodation considering the internal spaces according to SPD. Its proximity to transportation hubs and abundance of local amenities further enhances its appeal.

We welcome your advice and suggestions to ensure that the proposed development seamlessly aligns with the local planning policies and regulations. We are committed to working collaboratively with the planning authority to address any concerns and ensure a successful outcome for all parties involved.

Thank you for your time and consideration of this planning statement. We eagerly anticipate the pre-application advice session and value your input.

Regards

Mitra Nia