

19 Broadlands Road N6 4AE

Planning statement for amendment to consented planning application HGY/2025/0555

This planning statement is part of the submission for a non material amendment to the existing consented proposals of the above planning application and provides additional information to the drawings submitted (ref Drawing issue sheet).

I Context

- The property is located in Sub Area 7, Bishops, of the Highgate Conservation Area.
- The consented planning application contained the removal of the existing balustrade to the rear first floor flat roof area and the insertion of a rooflight.
- The existing front door and screen have non original single glazed lights which are in need of repair.

II Proposals

A Ground floor front

- The clients wish to renew the current door and screen to conserve thermal energy, increase security and provide more privacy. This involves the replacement of existing front door and screen in hardwood with a panelled door, double glazed side and fanlights.
- The proposals retain the same tripartite structure and proportions as the existing frame with matching profiles.
- With the double glazing and the ability to rout brush strips into the increase depth of frame, the thermal performance of the door and screen will be greatly enhanced.
- The increased depth of frame and robust panelled door also provide the opportunity for enhanced security measures and privacy for the clients in an area that is regularly targeted by burglars.
- The design is intended to be in keeping with the property whilst preserving and enhancing the conservation area.

B First floor rear

- The proposed amendment to the first floor rear is to omit the consented rooflight and construct a new terrace area surrounded by a balustrade.
- The balustrade is set back from the rear edge of the roof and finishes more than 4m away from the boundary with no.21 Broadlands Road.
- A planter is proposed along the return edge to further reduce any possibility of overlooking.
- Detail proposals for the balustrade are subject to consultation with specialist subcontractor.

III Materials

A Ground floor front

- Door and frame: Painted hardwood
- Fixed lights: Double glazed

B First floor rear

- Balustrade: Powder coated metal
- Terrace: Stone paving
- Planter: Powder coated metal