

Project 162

Flat 6, 18 Frithwood Avenue,
Northwood
HA6 3LX

Planning Statement

P162-18FAN-PS

22 May 2025

Prepared By

Iwan Architecture
296 Uxbridge Road, W12 7LJ
www.i-wan.uk
T +44 (0) 207 097 6600
E architecture@i-wan.uk

Project Name:

20 Frithwood Ave,
Northwood
HA6 3LX

Report Name:

Planning Statement

Document Number:

P162-18FAN-PS

Status:

Planning Application

Contents

01 Introduction

02 Site Description and Context

03 Policy Framework

04 Proposed Development

Conclusion

01 Introduction

Purpose of the Statement

This Planning Statement has been prepared in support of a full planning application for the proposed development at **Flat 6, 18 Frithwood Avenue, Northwood**. The purpose of this statement is to demonstrate how the proposed works are consistent with relevant planning policy and to justify the development in planning terms.

Description of the Application and Proposed Development

The application seeks planning permission for the following:

- o Construction of a modest front porch
- o A 3.6-metre ground floor rear extension
- o Conversion of the existing loft into habitable space for use as a study room
- o Installation of two small timber-framed roof windows facing the rear garden

02 Site Description and Context

Physical Description of the Site

The site comprises **Flat 6**, a two-storey semi-detached dwelling located within a larger building subdivided into multiple flats. The building is set back approximately 5 metres from the main frontage of the adjoining structure, contributing to a varied but coherent residential streetscape.

Existing Use and Relationship to the Neighbourhood

The property is in residential use (C3) and forms part of a predominantly suburban residential area. The site's layout is typical of the surrounding development pattern, with semi-detached and terraced homes featuring front and rear gardens. The property also has a side passage providing access to the rear garden.

Surrounding Area and Local Character

Frithwood Avenue lies within the Frithwood Conservation Area, noted for its architectural character and mature garden settings. The area consists primarily of early to mid-20th century dwellings, many of which have been sensitively extended or altered. The proposal seeks to maintain and enhance this character through thoughtful design.

Accessibility

The site is accessible by both public and private transport. It benefits from proximity to **Northwood Underground Station (Metropolitan Line)** and is served by local bus routes. Local amenities such as schools, shops, and open spaces are within walking distance, making the location highly sustainable for residential use.

03 Policy Framework

- **National Planning Policy Framework (NPPF, 2023):** Supports sustainable development, good design, and enhancement of the built and historic environment.
- **National Design Guide (2021):** Promotes contextual, inclusive, and high-quality design.
- **Local Policy – Hillingdon Local Plan:** The proposed design is fully supported by the Hillingdon Local Plan, particularly through Policy BE1, which promotes high-quality, contextually responsive design that complements the character of the surrounding area, and Policy HE1, which encourages the conservation and enhancement of heritage assets, including those within conservation areas. The proposal also aligns with Policy DMHB 4, as it preserves the character and appearance of the Frithwood Conservation Area through modest, well-proportioned additions that respect the scale and form of the existing dwelling. Furthermore, under Policy DMHD 1, the development is considered appropriate in scale, massing, and materials, ensuring no adverse impact on neighbouring amenity, while achieving a functional and sustainable improvement to the flat. The use of sympathetic design elements, such as a light-relief roof slope, rear-facing rooflights, and matching materials, demonstrates a clear compliance with these policies, contributing to a balanced and considered scheme.

04 Proposed Development

- **Design and Layout:** The proposed development includes:
 - A **modest front porch**, designed to reduce energy loss while maintaining the established character of the front elevation.
 - A **3.6m deep ground floor rear extension**, with a flat roof and lantern skylight, and a pitched light-relief roof strip (1.5m wide, 30° angle) to mitigate daylight impacts on neighbours.
 - A **loft conversion**, introducing two small timber-framed skylights on the rear roof slope, coloured to match existing roof tiles. Internal access to the loft via a space-saving staircase from the first floor.
- **Functional Aspects:** The extension and loft conversion significantly improve the functionality of the dwelling, providing a more usable ground floor space and a quiet upper-level study, without impacting neighbouring amenity or overdeveloping the site.
- **Policy Alignment:** The development respects the scale, form, and appearance of the original building and aligns with the principles of good design, neighbourly development, and conservation set out in the local and national policy framework.

Conclusion

This proposal represents a modest and well-considered enhancement to Flat 6 that balances the need for improved internal space with a strong commitment to preserving the character of the Frithwood Conservation Area. The design responds directly to previously refused applications and incorporates architectural measures to protect neighbouring amenity.

The proposal complies with relevant national and local planning policies and delivers meaningful improvements with minimal external impact. In light of the above, we respectfully request that the Council grants planning permission for this development.

This document and associated references therein remains the copyright of Iwan Group LTD, whose prior written consent is required for its uses, reproduction or by publication by any third party. All rights reserved by the laws of copyright are reserved to Iwan Group Ltd and may be protected by court proceedings for damages and/or injunction/costs.

END.