

PLANNING, DESIGN & ACCESS STATEMENTS

Application for Loft Extension to Existing Dwelling

15th Nov 2024

Project;
14 Makepeace Avenue
Holly Lodge Estate
London
N6 6EJ



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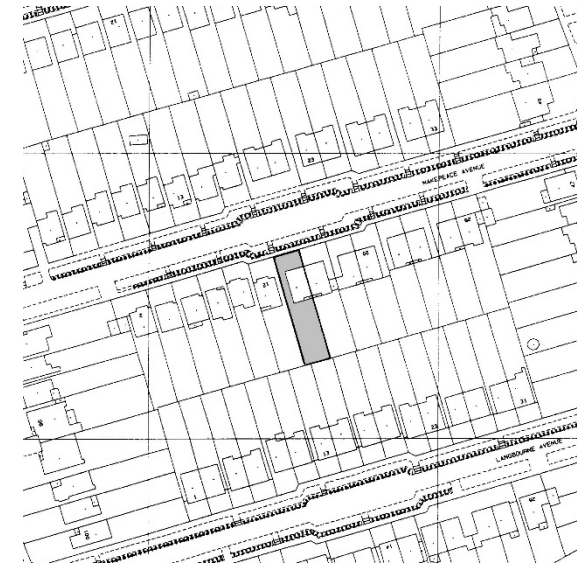
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1. Introduction

This application is for a loft extension to a family home for Roxane and Tim Caplan. The purpose of the proposed work is to make use of the existing roof space for an additional bedroom and bathroom.

The house has permission for an almost identical loft extension to the current scheme and was granted in 2018 by virtue of the Approval REF;2018/1975/P. As the 3 years in condition 1 have elapsed we are seeking re-approval of the proposal with some minor modifications relating to the side dormer.



Location Plan



No. 14
Application site

No. 22
constructed

No. 26
Loft constructed



2. Existing street facing skylights -
marked in yellow

No. 14
Application site



1. Similar rear loft extensions and
side dormers

2. Site Context

The house occupies a site within the Holly Lodge Estate on a steep gradient which means the rear of the property is above the level of the garden.

Makepeace Avenue itself comprises of semi-detached pairs of houses and detached houses of differing designs, some with roof tiling extended to first floor level and expressed front gables, as on this house, and some with a 'half-timbered' look.

No 14 sits in a group of semidetached houses facing north while the long garden faces south towards the city. They are set back from the road with a large sloped green verge between road and house. There is a large separation between the neighbouring houses.

The front of the house is very definitely 'Arts and Crafts ' in style with a main tiled gable and a hipped dormer set into the extended roof over the arched entrance. There are many interesting details on the house in the roof hips and guttering as well as the window drip and sill details.

Holly Lodge Estate is a conservation area in its own right and we have been mindful of the advice offered in the Councils appraisal document when making these plans.





View of No. 16 & 14 as pair.



View of No. 14 & 12



Rear view of No. 14 with existing extension granted in 2019



Rear view of No. 12 & 14.



Rear view of No. 16 and beyond

3. Proposal

The proposal is for a new rear loft extension accessed via the extended existing stair and new side dormer to accommodate the stair. The proposal is largely identical as the approved proposal Ref; 2018/1975/P with some detail modifications.

Side Dormer

This is sized to accommodate the stair and is to be constructed as per the existing roof, matching many similar side dormers in the area and the neighbouring No. 16 which also has a side dormer. A very similar example can be seen on No. 22.

Rear Extension

The proposal is a part flat, part sloped roof extension which would be set back from the rear parapet of the house and would be finished in tile to match the appearance of existing roof. Metal framed windows with a Juliette balcony on the rear elevation are set back from the existing parapet flanked by tiled. These windows will match closely the existing doors at ground floor level, completing the house as a coherent design. The proposal is the same as the approved proposal Ref; 2018/1975/P with some detail modifications.

A similar existing design can be seen at the neighbouring No. 26, although no terrace is proposed in this application.

Skylights

A new small conservation skylight is proposed to the front elevation as per the neighbouring No. 16 and other houses on the street, and a larger conservation skylight is added to the flank elevation. Neither window will afford any views to compromise the amenity of neighbours, but will provide light to

Appearance & Scale

Materials are to match the existing roof of the house being in clay tile with lead flashing details.

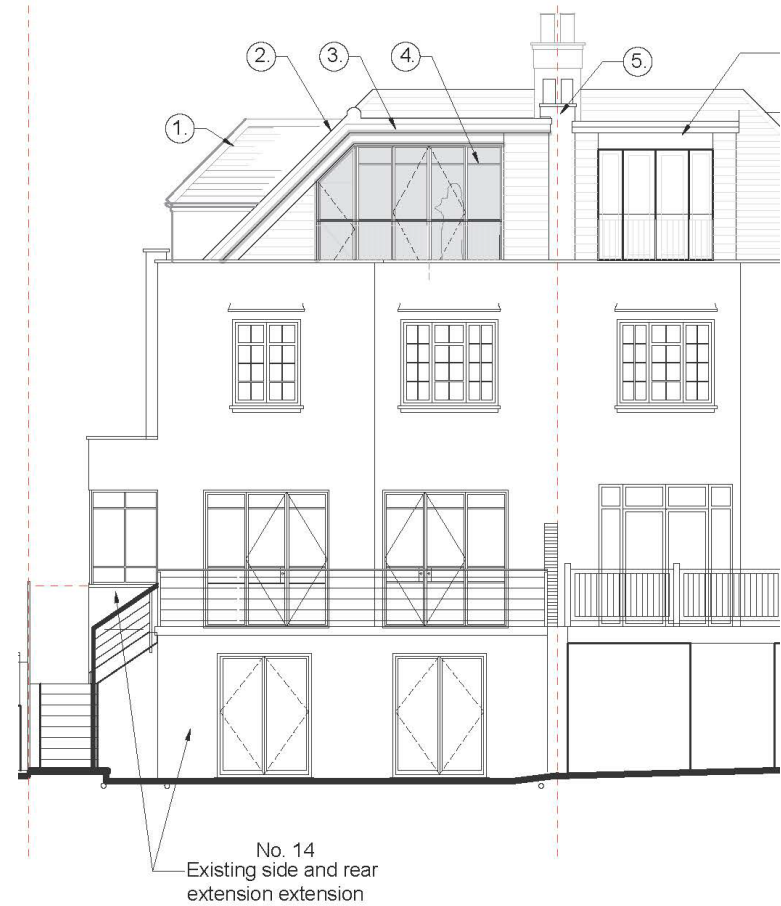
The side dormer would include a timber framed window matching the existing casements on the front of the house and wider area, the rear windows are to be a metal framed design matching the existing rear windows installed on the ground floor.

In the is way the proposal will harmonise with the street frontage while completing the design on the rear in a coherent manor.

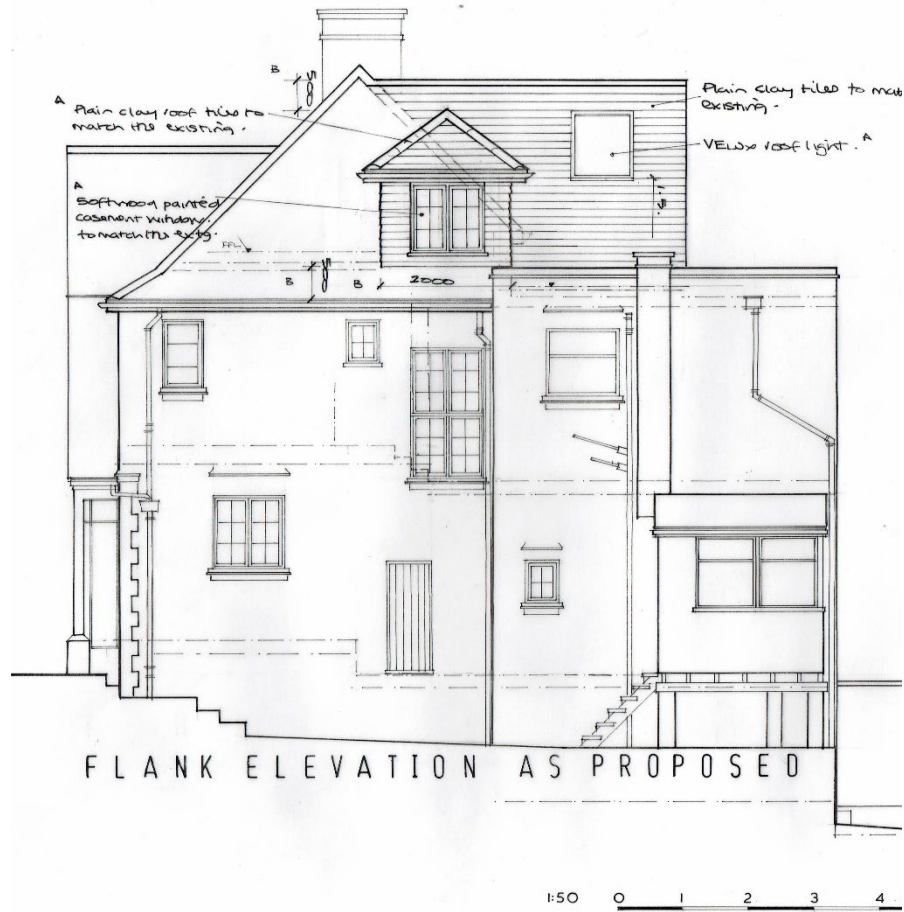
The rear elevation of the loft is set back from the main elevation and has a permanent Juliet balustrade restricting the views to neighbouring properties and no terrace is proposed as part of this application.

The side dormer does not overlook any neighbouring windows.

Proposed Side and Rear Elevations – Current Application



Proposed Side and Rear Elevations – approved Application ref;
2018/1975/P



4. Relevant planning Precedent and Guidance

The proposal is largely identical as the approved proposal Ref; **2018/1975/P** with some detail modifications.

Attention is also drawn to the recent applications with relevant similar additions;

- **26 Makepeace Ave. Ref 2017/1044/P –loft, side and rear extension- GRANTED**

Holly Lodge Estate Conservation Area Appraisal and Management Strategy – 6.12.12

This document identifies some key development policies to consider;

DP24 – Securing High Quality Design-

To consider the character, setting, context and the form and scale of neighbouring buildings

DP25 – Conserving Camden’s Heritage-to maintain the character of Camden’s conservation areas,

Section 2 describes the key Issues to consider when making additions and alterations to the existing housing stock.

We have considered these carefully;

As noted in the Final Decision for Approved Application **2018/1975/P** the rear elevations of the group of neighbouring properties are a much-altered rear roofscape. The proposal would be in matching materials to the existing roof and is set back from the main elevation. By virtue of this and its similarity to the existing recent addition at No. 26 we would consider the proposal to be respectful of the form and scale of the neighbouring buildings and would be a positive contribution to the character of the area.