

Application ref: 2024/5291/P
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Development Management
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Herbert & Taylor Ltd
22a Iliffe Yard
Crompton Street
LONDON
SE17 3QA
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

14 Makepeace Avenue
London
N6 6EJ

Proposal:

Erection of a side dormer, rear roof extension and installation of a front rooflight, a side rooflight and a soil pipe.

Drawing Nos: Location plan; 288_EX-05; 288_EL-01; 288_EX-06; 288_EL-02; 288_EX-07; 288_EL-03; 288_EX-02; 288_GA-02; 288_EX-03; 288_GA-03; Planning, Design and Access Statement dated 15th November 2024 prepared by Herbert & Taylor Ltd; 288_EX-04; 288_GA-05; 288_EX-08; 288_SE-01; 288_GA-04.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the

following approved plans:

Location plan; 288_EX-05; 288_EL-01; 288_EX-06; 288_EL-02; 288_EX-07; 288_EL-03; 288_EX-02; 288_GA-02; 288_EX-03; 288_GA-03; Planning, Design and Access Statement dated 15th November 2024 prepared by Herbert & Taylor Ltd; 288_EX-04; 288_GA-05; 288_EX-08; 288_SE-01; 288_GA-04.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017 and Policies DH2 and DH5 of the Highgate Neighbourhood Plan 2017.

- 4 No part of the roof of the Proposed Roof Plan hereby permitted shall be used as a balcony, terrace, roof garden or similar external amenity area.

Reason: In order to prevent unacceptable overlooking of the neighbouring occupiers in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The application seeks permission for the erection of a side dormer, rear roof extension and installation of a front rooflight, a side rooflight and a soil pipe. The application building is not listed but it is noted as being a positive contributor within the Holly Lodge Estate Conservation Area.

The current proposal will be largely similar to a previous approved scheme under ref. 2018/1975/P for the erection of side dormer extension and rear roof extension.

The proposed side dormer would measure approximately 2.77m in width, 2.88m in height and 2.8m in depth. It would be similar in style and dimension to the side dormer extensions of the neighbouring properties and would be situated in a street with a range of style houses which are characterised by dormer extensions. The dormer would be clad in matching tiles and the dormer windows would be aligned with the lower fenestration.

Therefore the proposed side dormer would be sympathetic to the host property and the appearance and character of the conservation area. An existing soil pipe would be re-located within the side roof slope adjacent to the side dormer. Given its limited size it is not considered to result in any detrimental visual impact to the streetscene.

The proposed roof extension to the rear would be sited on a flat roof and it would have a footprint of approximately 2.88m x 6.3m with a pitched side roof and flat topped main roof. A conservation style rooflight is proposed within the pitched side roof. The pitched roof to the side and the rear of the roof extension would be tiled to match the existing main roof. The rear extension would include full-length glazed doors with a Juliet balcony.

The proposed rear roof extension would be located in an area with a variety of roof designs. Whilst it would be larger in size than the neighbouring roof extension at no. 16, the inclusion of a pitched roof to the side would help minimise the visual impact of the additional bulk.

Furthermore, the use of matching tiles would also contribute to minimising the structure's visual impact. Overall, given the siting at the rear of the roof, the previous permission and the variety in the roofscape, the proposal would not cause detrimental harm to the appearance and character of the host property and the conservation area.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

In terms of neighbouring amenity impact, there are no windows on the facing, side roof-slope at no.12 Makepeace Avenue and therefore, the side dormer is not considered to cause any undue harm on privacy of the adjoining occupiers. It should also be noted that the proposed side dormer would serve a staircase and that excessive overlooking is therefore unlikely from the window.

The rear roof extension would offer restricted views over neighbouring gardens as it would be set back from the flat roof and sited considerably away from the opposite properties along Langbourne Avenue.

Overall, given the proposed siting of the proposed side dormer and rear roof extension, it is considered the proposal would not adversely impact the amenity of the adjacent properties in terms of loss of light, outlook or privacy.

A comment was received from the Holly Lodge Estate CAAC requesting that the Juliet balcony shall be permanently retained and the roof area should not be used as a balcony. A condition was secured in last permission 2018/1975/P to restrict the use of the roof of the extensions as an amenity area and the same condition is attached accordingly.

The planning history of the site has been taken into account when coming to this decision.

- 2 As such, the proposed development is in general accordance with Policies A1, D1 and D2 of the London Borough of Camden Local Plan 2017, Policies DH2 and DH5 of the Highgate Neighbourhood Plan 2017, the London Plan 2021 and the National Planning Policy Framework 2024.

- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 4 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 5 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 6 The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 ("1990 Act") is that planning permission granted in England is subject to the condition ("the biodiversity gain condition") that development may not begin unless:
 - (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
 - (b) the planning authority has approved the plan.

The local planning authority (LPA) that would approve any Biodiversity Gain Plan (BGP) (if required) is London Borough of Camden.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are summarised below.

Based on the information available, this will not require the approval of a BGP before development is begun because the application is a Householder Application.

- 7 + Irreplaceable habitat:

If the onsite habitat includes Irreplaceable Habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements. In addition to information about minimising adverse impacts on the habitat, the BGP must include information on compensation for any impact on the biodiversity of the irreplaceable habitat. The LPA can only approve a BGP if satisfied that the impact on the irreplaceable habitat is minimised and appropriate arrangements have been made for compensating for any impact which do not include the use of biodiversity credits.

++ The effect of section 73(2D) of the Town and Country Planning Act 1990
If planning permission is granted under section 73, and a BGP was approved in relation to the previous planning permission ("the earlier BGP"), the earlier BGP may be regarded as approved for the purpose of discharging the biodiversity gain condition on this permission. It will be regarded as approved if the conditions attached (and so the permission granted) do not affect the post-development value of the onsite habitat, or any arrangements made to compensate irreplaceable habitat, as specified in the earlier BGP.

++ Phased development

In the case of phased development, the BGP will be required to be submitted to and approved by the LPA before development can begin (the overall plan), and before each phase of development can begin (phase plans). The modifications in respect of the biodiversity gain condition in phased development are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-householder-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully



Daniel Pope
Chief Planning Officer