

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	18/03/2013
		N/A		Consultation Expiry Date:	28/02/2013
Officer			Application Number(s)		
Rachel Miller			2013/0163/P		
Application Address			Drawing Numbers		
17 Makepeace Avenue London N6 6EL			Please refer to draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of a single storey extension and conservatory at rear ground floor level and a side and rear dormer window to an existing single dwelling house (Class C3).					
Recommendation:		Grant planning permission			
Application Type:		Householder Application			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	05	No. of responses	01	No. of objections	01
			No. Electronic	00		
Summary of consultation responses:	<p>Press notice displayed from 07/02/2013 until 28/02/2013 Site notice displayed from 30/01/2013 until 20/02/2013</p> <p>One letter of objection was received from the occupiers of 15 Makepeace Avenue:</p> <ul style="list-style-type: none">• The plans show a radical and significant change to the roof geometry that is generally homogenous in this area. The swap from pyramid to ridge and vertical gable end goes against conservation guidelines as well as removing the lower rear extending ridge line and creating a two tier flat roof structure.• The 3 recent local loft conversions in Makepeace Avenue do subscribe to the “3 dormer” principle. The large flat roofed dormer would be out of keeping and unsympathetic.• There is concern that the loft plan will loom large over the garden and block light to the garden of 15 Makepeace Avenue.• The proposals would be very visible from Oakeshott Avenue.• There is no objection to the ground floor extensions however query whether the current boundary fence would be left in place as concerned about maintaining privacy. <p><u>Officer comment</u> Since the initial consultation period, the scheme has been revised following the advice of planning officers. There would be no change to the shape of the main roof. Please refer to the design and amenity sections below.</p>					
CAAC/Local groups comments:	<p>Holly Lodge CAAC – object for the following reasons: “The proposed dormer on the west side of the roof is excessive in size, of a poor design because it has a flat roof and therefore does not complement the roof in the sympathetic manner expected in this conservation area. Dormers should be just big enough to allow access to the loft area, have a pitched roof, tiled sides and inset from the main supporting walls. The dormer is therefore in breach of the guidelines within the Holly Lodge Conservation Area Appraisal and Management Strategy.”</p> <p><u>Officer comment</u> Please refer to the design section below.</p>					

Site Description

The site contains a two-storey, detached single family dwellinghouse located on the north side of Makepeace Avenue. The property is listed as a positive contributor to the Holly Lodge Conservation Area. The building has not been previously extended, however a number of similar properties within the area have had roof and rear extensions in the recent past.

Relevant History

There is no history for the application site.

No.15 Makepeace Avenue

2009/2846/P - Erection of 3 dormer windows (one on each of the side and rear roofslopes) to the single dwellinghouse (Class C3). Refused and allowed at appeal on 06/10/2009 (APP/X5210/D/09/2111372)

Relevant policies

LDF Core Strategy and Development Policies 2010

CS1 Distribution of growth

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

DP24 Securing high quality design

DP25 Conserving Camden's Heritage

DP26 Managing the impact of development on occupiers and neighbours

Camden Planning Guidance 2011

CPG 1 (Design)

CPG 6 (Amenity)

Holly Lodge Conservation Area Statement 2012

The London Plan 2011

NPPF 2012

Assessment

1. Proposal

1.1 The application proposes the erection of a rear and a side dormer in the roof and a single storey rear extension. The proposed side dormer would be 1.9m (w) x 1.9m (h) and would feature a pitched roof and a single multi-pane window. The proposed rear dormer would be 1.7m (w) x 1.8m (h) and would also feature a pitched roof with multi-pane window. Both dormers would be built with tiles to match the existing roof.

1.2 The single storey rear extension would be stepped across the full width of the rear of the house to reflect the existing rear addition on the house. The extension to the living room (next to the boundary with 15 Makepeace Avenue) would be 2.5 (l) x 3.4m (w) x 2.4m (h). It would be fully glazed conservatory. The extension to the kitchen would be 1.4m (l) x 3.9m (w) x 2.9m (h). It would be rendered to match the existing house with matching windows. The total area of the extensions would be approx. 14sqm.

Revisions

1.3 During the course of the application the proposals to the roof and upper floor rear elevation were significantly changed to remove the proposed gabled end. The application now proposes to insert a side and rear dormer which creates the necessary the additional floorspace in the roof.

2. Design and impact on the conservation area

2.1 As commented above, the scheme has been revised so that it seeks to comply with the recently adopted Holly Lodge Conservation Area Appraisal and Management Strategy as overlarge or inappropriately detailed dormers are recognised as being responsible for eroding the special character of the conservation area.

2.2 The proposed dormer windows are considered to be appropriately proportioned and designed in sympathy with the character of the main dwelling. The dormers would be contained within the roof and set below the ridge line by more than 500mm which meets the guidance set out in CPG1. The location of the dormers and their modest design with pitched roofs ensures that their visual impact would be minimised and they would be subordinate in scale to the main roof. When viewed from the front elevation the side dormer would be barely visible. It is considered that the dormers would not appear visually dominant or obtrusive in the street scene and they would not distort the shape and articulation of the arts and crafts design of the roofscape. The proposed detailed design and materials are considered to have full regard to the appearance of the host building and the wider conservation area.

2.3 The proposed single storey rear extensions would also be modest in size. They are considered to be an acceptable in scale and would use appropriate materials. The extensions would be in harmony with the original form and character of the building and are therefore in accordance with policy DP25 and the design guidance set out in CPG1. It should also be noted that the extensions would ensure that the property retains a large proportion of its rear garden.

3. Impact on amenity of neighbouring properties

3.1 The proposed side dormer would be opposite a side dormer on the roof of No.15 Makepeace Avenue (this was given permission following an appeal on 06/10/2009). The proposed side dormer at the application site would serve a bathroom and it is recommended that a condition is added to ensure that the proposed window is obscurely glazed and fixed shut in order to remove any overlooking. Due to the scale and location of the proposed dormer it is not considered to cause an unacceptable loss of light to the windows on the side elevation of No.15 Makepeace Avenue.

3.2 It is considered that there would be no amenity concerns in terms of overlooking or loss of light arising from the rear dormer.

3.3 The single storey glazed conservatory would be located to the rear adjacent to the boundary with No.15 Makepeace Avenue. Given that it is single storey with a depth of 2.5m and the majority of the

extension would be behind a boundary fence it would not have an adverse impact on the residential amenity of No.15 Makepeace Avenue in terms of a loss of daylight / sunlight or outlook. The single storey rendered extension would be set away from the boundary with No.19 Makepeace Avenue by 1.5m and therefore would unlikely to have an adverse impact on the amenity of this property.

4. Conclusion and Recommendation

4.1 The proposals have been significantly improved and reduced in bulk and scale and it is considered that they would not harm the appearance of the existing building and preserve and enhance the character and appearance of the wider Holly Lodge Conservation Area. It is therefore recommended that the application should be granted planning permission subject to conditions.

DISCLAIMER

Decision route to be decided by nominated members on Monday 21st January 2013.
For further information please click [here](#).