

12 Oakeshott Avenue  
London  
N6 6NS

5<sup>th</sup> February 2014

Regeneration and Planning  
Development Management  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 8ND

Dear Sirs

**Application Ref: 2013/6867/P**

I am writing to object to the retrospective planning application:

**17 Makepeace Avenue, Retention of side dormer window at roof level to single dwelling house (Class C3)**

I would first like to encourage you to think that any precedent of this particular type of work on the Estate should be ignored and not used as an example of the Council's past flexibility - it is never too late to set a new precedent so preventing any further detrimental work.

The addition of a second side dormer window to 17 Makepeace Avenue, and indeed any other property on the Estate, very definitely remodels the design of the existing house into a three-storey, cumbersome block, and thus removes any hint of it formally being a two-storey pitched-roofed villa. The scale of the dormers on 17 Makepeace are excessively out of scale with what one would expect for such a building. Not only that, they are also set very closely to the roof apex, too near I believe to satisfy existing recommendations of at least 500mm away. The design of the dormers' roofs also ignores the gentle curved hip end which is a characteristic of all Holly Lodge roofs.

Another characteristic of The Holly Lodge Estate is the undulating rise and fall of the pitched roofs which afford far-reaching views between their gaps of Hampstead Heath and London beyond. Very slowly this rhythm is being harmed as the gaps are gradually being filled in - I believe that this has prompted English Heritage to put the Holly Lodge Estate on it's 'at risk' list.

I urge you Camden to please refuse this damaging application and to help protect the character of this architecturally unique estate before it is too late.

