

ATK Designs
16 School Lane
Offley Nr Hitchin
Hertfordshire
SG5 3AZApplication Ref: **2013/6867/P**
Please ask for: **John Nicholls**
Telephone: 020 7974 **2843**

20 January 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Refused and Warning of Enforcement Action to be Taken

Address:

**17 Makepeace Avenue
London
N6 6EL**

Proposal:

Erection of two side dormer windows and one rear dormer window and single storey rear extension and rooflights to front and rear (Retrospective).

Drawing Nos: ATK/13/JM TP1, TP1A, BR4 Rev B, BR6 Rev B, BR8 (roof plan with velux shown)

The Council has considered your application and decided to **refuse** planning permission for the following reason(s):

Reason(s) for Refusal

- 1 The three dormer windows, by virtue of their bulk, massing and detailed design, have a detrimental impact on the appearance of the host property and the character and appearance of the Holly Lodge Estate Conservation Area, and are therefore contrary to policy CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.



- 2 The rear extension, by virtue of its bulk, height and detailed design, fails to be subordinate to the host building, to the detriment of its appearance and the character and appearance of the Holly Lodge Estate Conservation Area, and is therefore contrary to policy CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 **ENFORCEMENT ACTION TO BE TAKEN**

The Director of Culture and Environment will instruct the Head of Legal Services to issue an Enforcement Notice alleging a breach of planning control.

- 2 The existing side elevation shows the as approved ground floor extension in application Ref: 2013/0163/P, but in reality, this had not been implemented before the current application was submitted and is therefore an inaccurate account of the as existing situation.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

ENFORCEMENT ACTION TO BE TAKEN

The Council has authorised the Planning Department to instruct the Borough Solicitor to issue an Enforcement Notice alleging breach of planning control.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Ed Watson
Director of Culture & Environment