

Mr Krystian Cange
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Application Ref: **2015/1278/P**
Please ask for: **Jonathan McClue**
Telephone: 020 7974 **4908**

21 April 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
2 Makepeace Avenue
London
N6 6EJ

Proposal: Loft conversion with two side dormers and one rear dormer, the erection of a single storey rear extension and minor alterations to existing windows and doors.
Drawing Nos: 000-OS, 000-01, 001-00; 01, 002-01, 005-01; 02, 010-00; 01 Rev A, 020-02 Rev A, 050-01 Rev A; 02 Rev A; 03 Rev A and Design and Access Statement.

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 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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans 000-OS, 000-01, 001-00; 01, 002-01, 005-01; 02, 010-00; 01 Rev A, 020-02 Rev A, 050-01 Rev A; 02 Rev A; 03 Rev A and Design and Access Statement.

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

- 4 No part of the flat roof area above the single storey rear extension hereby approved shall be used as a roof terrace, and any access out onto this area shall be for maintenance purposes only.

Reason: In order to prevent any overlooking of the neighbouring occupiers in accordance with the requirements of policy CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting permission.

The host dwelling lies within the Holly Lodge Conservation Area. A number of the surrounding buildings on both sides of Makepeace Avenue and within the surrounding streets have dormers on the side, rear and front elevations. The two neighbouring properties to the east benefit from planning permission for dual side dormers and one to the rear ref: 2011/3385/P at 4 Makepeace Avenue and 2005/3120/P at 6 Makepeace Avenue.

Camden Planning Guidance 1 (CPG1) - Design states that roof alterations are likely to be acceptable where there is an established form of roof addition to a group of similar buildings and when further development of a similar nature would not cause additional harm. Given that the proposed dormers would be smaller in size and scale than that recently approved at 4 Makepeace Avenue it is considered that the proposed dormers would be acceptable in terms of design, would preserve the character and appearance of the Holly Lodge Conservation Area and be in keeping with the prevailing pattern of development. All of the dormers would be setback below the ridgeline, above the eaves and in from side walls by at least 500mm. The side dormers would be hipped to match those at 4 and 6 Makepeace Avenue and the rear dormer would be gabled. Matching render, timber framed windows and roof tiles would be used.

The proposed single storey rear extension would have a modest depth that would

be compatible with the depth and height of existing rear extensions on this side of Makepeace Avenue. It would be contemporary in appearance with a flat roof, large rear windows and would be rendered to match. The height is considered appropriate given the sloping nature of the site, from front to rear, and the prevailing pattern of development.

Due to the nature and scale of the dormers proposed it is not considered that they would result in an undue level of harm to neighbouring amenity by way of a loss of light, outlook or overbearing effect. The second floor windows would serve a stairwell and an ensuite bathroom and would be obscurely glazed to ensure that they would not increase existing levels of overlooking or result in a loss of privacy to adjacent occupiers. The rear extension would be similar in depth and height to an existing extension at 4 Makepeace Avenue so it would not unduly harm those occupiers living conditions. A condition is attached to prevent the use of the flat roof as a terrace and ensure it is accessed for maintenance purposes only.

The site's planning and appeal history has been taken into account when coming to this decision. One comment was received from Holly Lodge Estate CAAC. They raised no objection and the plans were revised to meet their comments to obscurely glaze the west-facing windows and to ensure that the dormers would be set at least 500mm below the ridgeline.

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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan March 2015, consolidated with alterations since 2011; and paragraphs 14, 17, 56-68 and 126-141 of the National Planning Policy Framework.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 3 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 are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior

approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

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.

You can find advice about your rights of appeal at:

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

Yours faithfully

A handwritten signature in black ink, appearing to read 'Ed Watson', with a stylized flourish at the end.

Ed Watson
Director of Culture & Environment