

33 Makepeace Avenue, N6 6EL



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Photo 1- Existing rear elevation and rear extension on left hand side



Photo 2- Area to be in filled by proposed extension



Photo 3- Rear elevation from 31 Makepeace Avenue

Delegated Report (Members Briefing)		Analysis sheet N/A	Expiry Date: 15/06/2015
			Consultation Expiry Date: 28/05/2015
Officer Tessa Craig		Application Number(s) 2015/2252/P	
Application Address 33 Makepeace Avenue London N6 6EL		Drawing Numbers See decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature
Proposal(s) Single storey infill extension with rooflight			
Recommendation(s):	Grant Planning Permission		
Application Type:	Householder Application		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	08	No. of responses	02	No. of objections	02
			No. electronic	00		
Summary of consultation responses:	<p>31 Makepeace Avenue-</p> <ul style="list-style-type: none"> • Reduced natural light to property due to height at boundary; • Light pollution; • Potential for damage to foundations; • Loss of open garden space. <p><i>The extension does not exceed the existing boundary wall in height at the boundary. The development would not increase light spill beyond the existing situation as there are already garden floodlights, the development would not be built to impact any structural foundations of the neighbouring property, the works are relatively minor and would have a shallow foundation. A large garden area would remain and the development would cover an already paved area.</i></p>					
CAAC/Local groups* comments: <small>*Please Specify</small>	<p>Holly Lodge CAAC-</p> <ul style="list-style-type: none"> • Full width; • Does not match rear layout of 31 Makepeace; • Depth; • Light pollution. <p><i>A full width extension is considered acceptable at this property as the extension would infill a small paved area of unusable space. Although, the development does not match 31 Makepeace Avenue, the extension is modest overall and only 4.3m from the original rear wall. Large open space will remain in the rear garden. The development would not increase light spill beyond the existing situation.</i></p>					

Site Description

The subject site is located on the north side of Makepeace Avenue and is part of a two storey semi-detached pair of houses. The property has an existing part width rear projection; however the neighbouring property (31 Makepeace Avenue) does not include any rear extensions. The property is within the Holly Lodge Estate Conservation Area, but is not a listed building.

Relevant History

2005/2018/P- Alterations to property including addition of 2 velux windows to front roof slope, enlargement of existing rear dormer window and enclosure of existing front entrance porch. Granted, 26/07/2005.

9500674- Alterations to the roof consisting of the addition of a dormer window to the rear elevation and a velux window to the side elevation and erection of a conservatory to the rear and side elevations at ground floor level. Granted, 16/06/1995.

Examples of nearby rear extensions granted recently:

2015/1278/P- 2 Makepeace Avenue- 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.

2013/2307/P- 20 Makepeace Avenue- Erection of part single/part 2 storey rear and side extensions including balcony ground floor level to dellinghouse (Class C3).

2013/6105/P- 25 Oakeshott Avenue- Erection of a two storey rear extension and loft conversion, including installation of dormer windows to rear and side elevations of existing dwellinghouse (Class C3).

2011/1748/P- 4 Langbourne Avenue- Erection of single storey side and rear extensions at ground floor level, and installation of dormer windows to side and rear roof slopes of dwelling house (Class C3).

Relevant policies

National Planning Policy Framework 2012

The London Plan March 2015, with amendments since 2011

LDF Core Strategy and Development Policies 2010

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

CPG1 (Design)

CPG6 (Amenity)

Holly Lodge Estate Conservation Area Appraisal and Management Strategy December 2012

Assessment

1.0 Proposal

- 1.1 Permission is sought for a 3.6m wide, 2.8m high glazed rear extension with a raised rooflight (0.4m high) and a depth of 4.3m from the original rear wall. The materials are to match the existing part width rear extension and would be felt roof, brickwork to match the main property, and white painted timber framed windows and doors. The rear elevation would include two, ten paned glass doors, eight fanlights and two, twelve paned windows either side of the doors.
- 1.2 The proposal was revised since its original submission to include the pitched rooflight to the rear extension.

2.0 Assessment

- 2.1 The main issues to be considered are the proposed design and its impact on the conservation area and the impact of the development on neighbours' amenity.
- 2.2 The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy DP24 are relevant to the application: development should consider the character, setting, context and the form and scale of neighbouring buildings, and the quality of materials to be used. Policy DP25 'Conserving Camden's Heritage' states that within conservation areas, the Council will only grant permission for development that 'preserves and enhances' its established character and appearance.
- 2.3 CPG1 design guidance recommends alterations take into account the character and design of the property and surroundings, windows, doors and materials should complement the existing building, and rear extensions should be secondary to the main building.
- 2.4 The Holly Lodge Estate conservation area appraisal and management strategy advises rear extensions should be as unobtrusive as possible and not affect the character of the building or conservation area. Extensions should be in harmony with the original form and character of the building and historic pattern of extensions within the group of buildings.
- 2.5 The proposed extension would match the main property and existing part width extension, in terms of materials. Although the extension would add some bulk to the rear elevation, the addition would remain subservient to the main property and a large open garden area would remain.
- 2.6 A number of rear extensions have been granted for properties near the application site in recent years. Although 31 Makepeace Avenue does not include any rear extensions, the proposed full width extension is considered to create a more harmonious extension with the property than the existing part width extension. The extension would infill a currently unutilised paved area and a generous sized garden would remain. The development is therefore considered acceptable in terms of design.
- 2.7 CPG6 Amenity states: "Development should be designed to protect the privacy of both new and existing dwellings to a reasonable degree. Spaces that are overlooked lack privacy. Therefore, new buildings, extensions, roof terraces, balconies and the location of new windows should be carefully designed to avoid overlooking. The degree of overlooking depends on the distance and the horizontal and vertical angles of view. The most sensitive areas to overlooking are:
 - Living rooms;

- Bedrooms;
- Kitchens; and
- The part of a garden nearest to the house.”

2.8 The rear extension would not have direct views into the neighbouring property adjacent to the development (31 Makepeace Avenue), the neighbouring windows are at oblique angles and the boundary wall creates privacy for both properties. No windows are proposed on the side elevation. The rear windows and doors look out to the garden owned by number 33 Makepeace Avenue. Therefore, there are no concerns regarding loss of privacy or potential for overlooking.

2.9 The extension would extend 4.3m from the original rear wall. Given the extension is sunken below the rear garden ground level and that there is a boundary wall between the subject site and the neighbouring property, which the extension would match in terms of height, the development is considered acceptable in terms of impact on light access and sunlight for the neighbouring property (31 Makepeace Avenue). Although the extension would be visible from the first floor of 31 Makepeace Avenue, it would infill an area which is already paved. Beyond the extension, the large garden area would be retained. The impact on outlook for number 31 Makepeace Avenue is therefore deemed acceptable.

2.10 The proposed extension is not considered to cause light pollution beyond the existing situation and would have the same effect as garden lighting which could be installed without planning permission. Given the neighbouring property already benefits from black out blinds, the development is considered acceptable in terms of light spill.

3.0 Conclusion

3.1 Overall, the proposed rear extension is deemed to be acceptable in terms of both design and impact on amenity and is considered to be in accordance with the policies and design guidance identified above.

Disclaimer

Decision route to be decided by nominated members on 8th June 2015. For further information please go to www.camden.gov.uk and search for 'members briefing'

Ms Nikki Boughton
33 Makepeace Avenue
London
N6 6EL
United Kingdom

Application Ref: **2015/2252/P**
Please ask for: **Tessa Craig**
Telephone: 020 7974 **6750**

2 June 2015

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
33 Makepeace Avenue
London
N6 6EL

DECISION

Proposal:

Single storey infill extension with rooflight

Drawing Nos: OS map, Photo of Rear Elevation, Existing Rear Elevation, Existing Floor Plan, Revised Floor Plan, Revised Rear Elevation, Foundations Proposed (Sheet No. 2), Section Details (Sheet No. 3), and Garden Steps Sketch (Sheet No.5).

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 policy 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:

OS map, Photo of Rear Elevation, Existing Rear Elevation, Existing Floor Plan, Revised Floor Plan, Revised Rear Elevation, Foundations Proposed (Sheet No. 2), Section Details (Sheet No. 3), and Garden Steps Sketch (Sheet No.5).

Reason:

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

Informative(s):

- 1 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).
- 2 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

Director of Culture & Environment

DRAFT

DECISION