

Mr George OGorman
14 Makepeace Avenue
London
N6 6EJ
United Kingdom

Application Ref: **2015/4060/P**
Please ask for: **Tessa Craig**
Telephone: 020 7974 **6750**

4 September 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
14 Makepeace Avenue
London
N6 6EJ

Proposal:
Erection of side and rear dormers to dwelling house.
Drawing Nos: OS map, Design and Access Statement, 8x unnumbered drawings titled: 2nd Floor; Ground and 1st Floor; View from Road (revised); View from Rear; Section View - Existing; Section View - Proposed; Side View and Aerial View.

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:

OS map, Design and Access Statement, 8x unnumbered drawings titled: 2nd Floor; Ground and 1st Floor; View from Road (revised); View from Rear; Section View - Existing; Section View - Proposed; Side View and Aerial View.

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

- 4 The hereby approved windows shall be constructed in timber to match other the windows in the house, unless otherwise approved in writing by the local planning authority.

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.

Informative(s):

- 1 Reasons for granting planning permission:

Planning permission was granted for this development in April 2011 (2011/0874/P) which has subsequently expired. The officer assessing the application in 2011 concluded that the proposed dormers would be of an appropriate size and design and would be subordinate to the existing roof in terms of scale and built in materials to match. The proposed dormers are similar to the existing dormers at no. 16 Makepeace Avenue and therefore the symmetry of this pair of semidetached houses would be re-established to some extent. In terms of amenity it was considered that loss of light and overlooking would not occur. The policies and guidance currently used to assess planning application have not changed significantly since 2011 and it is considered the original assessment stands, that the development is acceptable both in terms of design and impact on amenity.

Considerable importance and weight has been attached and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under and s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory

Reform Act (ERR) 2013.

Neighbouring occupiers were consulted on the application, the application was advertised in the paper on 06/08/2015 and a site notice was erected from 04/08/2015-25/08/2015. Two objections and a comment from the CAAC were received which have been considered in assessing this application. The site's planning and appeal history was taken into account in coming to this decision.

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 2015 consolidated with amendments since 2011; and paragraphs 14, 17, 56 -66 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.
- 4 You are reminded that the erection of railings over the existing flat roof outside the hereby approved dormer to create a terrace would require planning permission.

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', written in a cursive style.

Ed Watson
Director of Culture & Environment