

2017/1044/P	26 Makepeace Av	Erection of single storey ground floor side extension and extension to existing rear dormer. Installation of new windows and doors in rear elevation and replacement balustrades.	Tessa Craig
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**Objection,**

**Comments**

Basement

Although currently Permitted Development (until 01-Jun-17 when Camden's borough wide Article 4 directive requiring Planning Permission for all basements comes in to force) the requirements of CPG 4 (Basements & Lightwells) should still be met.

The site is on the slopes of Highgate Hill where many seasonal springs appear in the southern verges of the HLE avenues (including one near 26 MP). Additionally the proposed basement extension will require that the party wall with 28 Makepeace Avenue is underpinned and new foundations are created adjacent to 24 MP.

To our knowledge the requirements of clause 3.13 of CPG 4 have not been met, there has definitely been no contact with the HLE Committee.

Before any works starts a Basement Impact Assessment based upon a Site Investigation should be required and from which a Basement Construction Plan is then produced.

Roof Terrace

Given the increase in size of the windows of the loft bedroom a privacy screen should be stipulated between the terraces of 26 & 28 MP

Finishes

The type of render most commonly used on the HLE is Wet Dash (Roughcast) .

General

If planning permission is granted the hours of permitted work should match those in the HLE Builders' Code (available from the HLE Manager / HLE website);

*08.00 to 18.00 Monday to Friday  
09.00 to 13.00 on Saturday  
No working is permitted on Sundays and Bank holidays*

M Narraway  
HLE CAAC