

Mr Matthew Brumby  
Pennington Phillips  
16 Spectrum House  
32-34 Gordon House Road  
London  
NW5 1LP

Application Ref: **2017/3175/P**  
Please ask for: **Tony Young**  
Telephone: 020 7974 **2687**

15 August 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**8 Makepeace Avenue**  
**LONDON**  
**N6 6EJ**

Proposal:

Replacement of uPvc French doors and side glazed panels at rear ground floor level with aluminium folding, sliding doors and blocking-up of existing clerestory window to ground floor east elevation.

Drawing Nos: Site location plan; 5881/05 rev A, 5881/10 rev B; Door specification document from Origin (received 26/06/2017).

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 policies D1 and D2 of the Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: Site location plan; 5881/05 rev A, 5881/10 rev B; Door specification document from Origin (received 26/06/2017).

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

#### Informative(s):

- 1 Reasons for granting permission:

The proposed replacement of existing uPvc French doors and side glazed panels at rear ground floor level with aluminium folding, sliding doors is considered to be appropriate in terms of the design, materials used, colour, location and frame size. The loss of the ground floor, clerestory window would not detract from an established pattern of fenestration on the east elevation of the host building, nor any adjacent buildings. The external surface area where the window opening would be blocked-up would be rendered to match the existing facing material on the east elevation. As such, the proposal is considered not to alter the character or appearance of the building or detract from the wider Holly Lodge Conservation Area, and would be acceptable.

Given the minor nature of the proposal, there are no amenity concerns to any adjoining residential occupiers in terms of loss of natural light, outlook, enclosure or privacy.

The site's planning and appeals history has been taken into account when coming to this decision.

Following statutory consultation, one response was received from the Holly Lodge Conservation Area Advisory Committee who raised no objection.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Holly Lodge Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017, the London Plan 2016, and the National Planning Policy Framework 2012.

- 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 Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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.

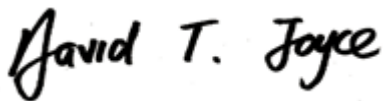
- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

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 that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce  
Director of Regeneration and Planning