

Luke Zuber
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65 Kings Cross Road
London
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United Kingdom

Application Ref: **2017/6878/P**
Please ask for: **Tessa Craig**
Telephone: 020 7974 **6750**

9 February 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:
26 Makepeace Avenue
London
N6 6EJ

Proposal:
Variation of Condition 3 (approved plans) of planning permission 2017/1044/P dated 19/05/2017 (for erection of single storey ground floor side and rear extension and extension to existing rear dormer. Installation of new windows and doors in rear elevation and replacement balustrades), namely to install a front roofslope rooflight.

Drawing Nos: Superseded:
16-017-P-017 Rev A

Proposed:
16-017-P-017 Rev B

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 the original planning permission ref 2017/1044/P dated 19/05/2017.

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 For the purposes of this decision, condition no.3 of planning permission 2017/1044/P shall be replaced with the following condition:

REPLACEMENT CONDITION 3:

The development hereby permitted shall be carried out in accordance with the following approved plans: Design and Access Statement, 16-017-P-002, 16-017-P-003, 16-017-P-004, 16-017-P-005, 16-017-P-006, 16-017-P-007, 16-017-P-008, 16-017-P-009, 16-017-P-010, 16-017-P-011, 16-017-P-012 Rev A, 16-017-P-013 Rev A, 16-017-P-014 Rev A, 16-017-P-015 Rev A, 16-017-P-016 Rev B, 16-017-P-017 Rev B, 16-017-P-018 Rev B, 16-017-P-019 Rev A, 16-017-P-020 Rev A, 16-017-P-021 Rev A and 16-017-P-022.

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

- 4 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a) Manufacturer's details of new obscure panels/screens.

The relevant part of the works shall be carried out in accordance with the details thus approved. The use of the roof as a terrace shall not commence until the screen, as shown on the approved drawings, has been constructed. The screen shall be permanently retained thereafter.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance and to prevent overlooking and a loss of privacy in accordance with policy A1 of the Camden Local Plan 2017.

- 5 The proposed rooflight to the west facing roofslope of 26 Makepeace Avenue shall be conservation style.

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.

Informative(s):

1 Reasons for granting permission:

The proposed front roofslope is consistent with other properties in the street and shall be flush with the front roofslope. The rooflight shall not be overly large or noticeable and is considered acceptable in design terms.

The front rooflight would not be harmful in terms of neighbours amenity given it would not cause loss of light or privacy due to the location within the roofslope.

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.

Press and site notices were displayed. No objections were received in relation to the proposal. The site's planning history was taken into account in coming to this decision.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and 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).

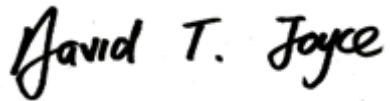
3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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 that reads "David T. Joyce". The signature is written in a cursive style with a large initial 'D'.

David Joyce
Director of Regeneration and Planning