

2018/2794/P	22 Makepeace Avenue N6 6EJ	External alterations including enlargement and re-profiling of main roof, installation of side dormer extension and erection of single storey side and rear extensions at ground floor level	Patrick Marfleet
<p>Objection,</p> <p>Comments</p> <p><u>Raising main roof ridge</u></p> <p>22 Makepeace Ave is semi-detached, the other property being 24MP. The proposed plans show the roof of 22MP being reconstructed to partially match 24MP with the ridge raised to be almost the same height of the chimney stacks and re-orientated from being parallel with the road to being perpendicular, and with rear the wall heightened to create a 3rd floor (rather than an attic conversion). The proposed plans also show a gable ended side dormer facing the hipped dormer of 20MP (hipped dormers which have reduced visual impact are preferred), however 24MP has no side dormer.</p> <p>No planning application/permission for the alterations at 24MP is available on Camden's website suggesting these works predate the formation of the Conservation Area in 1994, and may have contributed to justifying its formation as no other semi-detached pair has a similar roof profile and is thus not in keeping with the character of the estate.</p> <p>The proposed changes to the roof profile should be refused, although if constructed the semi-detached pair would be similar (or if the side dormer removed, alike) it would be out of keeping with the wider estate and is contrary to some specific points in the Conservation Area Appraisal & Management Strategy CAAMS) adopted by Camden in 2012, including;</p> <ul style="list-style-type: none"> • Extensions should respect the rhythm and scale of the street and surrounding buildings and open spaces (P44) • The sides of dormers should usually be tiled with clay tiles (P44) • Raising the roof ridge and steepening the roof pitch to the front, side or rear slopes is unlikely to be acceptable (P45) • Developments proposing the vertical extension of external walls to add an additional storey are unlikely to be acceptable (P45) <p>Loft conversion 3 in the Design & Access Statement would match the CAAMS more closely.</p> <p><u>Ground Floor Extension to Rear</u></p> <p>The proposed ground floor extension projects 3.5m from the rear wall of the house adjacent to 24MP and will thus create a blank wall adjacent to 24MP's rear living room. The next 3.75m is a fence described as 1.8m high above lowered terrace, the latter description is misleading as no terrace existed in this area before (it is now under the rear extension). The height when viewed from the garden of 24MP is not given but appears to be about 4m which if correct further encloses the garden of 24MP.</p> <p>This extension, even with the floor lowered to match the under-croft, and especially at the southern end of the new terrace, will overlook the rear gardens of both 20MP & 24MP because of the topography of the site which slopes steeply to the south. A site inspection is recommended to determine whether this would be acceptable.</p>			

On the west side of the extension are proposed two windows, one replaces the existing rear door, the other in the extension, the latter also appears to overlook the garden of 20MP.

Within the CAAMS it is noted (P47) that 'part width extensions are appropriate on houses that originally had a shallow part width extension, but on flat backed properties a shallower full width extension is likely to be more suitable'. 24MP was built with a shallow part width extension.

New Side Extension

No comments.

Note. In reviewing this application reference should also be made to the Highgate Neighbourhood Plan adopted Jun 2017 and in particular policies;

DH2 – Development proposals in Highgate's conservation areas

DH3 – Rear extensions

DH4 = Side extensions

DH5 – Roofs & roofscapes

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



Conservation Area Advisory Committee

Advisory Committee	Holly Lodge
Application ref	2018/2794/P
Address	22 Makepeace Avenue London N6 6EJ
Planning Officer	Patrick Marfleet
Comments by	26 Aug 2018
Proposal	External alterations including enlargement and re-profiling of main roof, installation of side dormer extension and erection of single storey side and rear extensions at ground floor level.
Objection	Yes
Comment	Yes
Observations	Please see attached file

Documents attached

No details entered

Documents attached

[2018-2794-P, CAAC Comments](#)

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