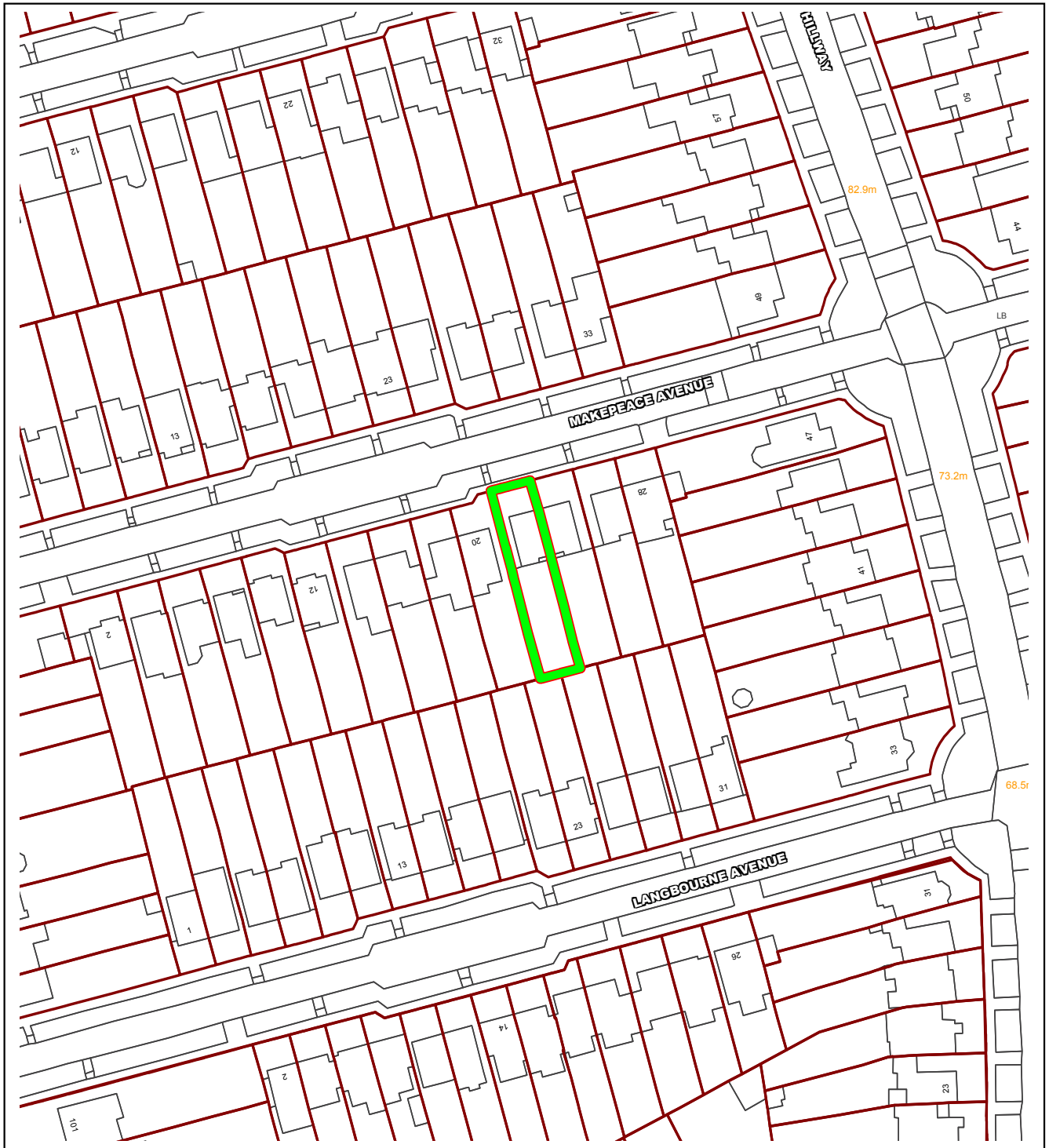


22 Makepeace Avenue



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Site photographs

1. Rear elevations of 22 and 24



2. Aerial view of host building No.22 and No.24 Makepeace Avenue



3. Rear roof slopes of neighbouring properties in a street



Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:		13/08/2018			
		N/A		Consultation Expiry Date:		26/08/2018			
Officer				Application Number(s)					
Patrick Marfleet				2018/2794/P					
Application Address				Drawing Numbers					
22 Makepeace Avenue London N6 6EJ				Please refer to draft decision notice					
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature			
Proposal(s)									
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.									
Recommendation(s):		Grant conditional planning permission							
Application Type:		Householder Application							
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice							
Informatives:									
Consultations									
Adjoining Occupiers:		No. of responses		01		No. of objections		01	
Summary of consultation responses:		<p>Site notice: displayed from 01/08/2018 - 25/08/2018 Press notice: displayed from 02/08/2018 - 26/08/2018</p> <p>One objection was received from the neighbouring occupiers at No.24 Makepeace Avenue and the following concerns raised:</p> <ol style="list-style-type: none"> 1. Size of the proposed ground floor rear extension would have unacceptable impact on light and outlook from rear ground floor windows of adjoining property at No.24. 2. Noise and disturbance from construction could have unacceptable impact on neighbouring amenity. 3. Concerned that flat roof of the ground floor extension would be used as a terrace area. 4. Any permission should follow correct construction procedures and building control officer should be from Camden. A Construction 							

Management Plan should also be considered.

Officer comment:

1. See paragraph 2.2 of this report
2. Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. And does not form a material planning consideration when assessing the current application.
3. The current application does not propose any roof terrace areas to the rear of the site.
4. Given the level of development proposed, it is not considered necessary to secure a CMP for the proposed works via a s106 legal agreement. An informative has been added to the decision notice reminding the applicant to apply for the relevant highways licences prior to the commencement of development at the site.

Holly Lodge CAAC

Objection, as follows:

1. Whilst proposed roof changes would be similar to neighbouring property at No.24 it would be out of keeping with wider estate, contrary to the Holly Lodge Estate Conservation Area Appraisal & Management Strategy CAAMS.
2. The size and height of the proposed ground floor extension would impact on views from the rear windows of No.24 and enclose rear garden area.
3. P47 of the Holly Lodge Estate Conservation Area Appraisal & Management Strategy CAAMS states 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'. 24 Makepeace was built with a shallow part width extension.

Officer Comment:

1. See paragraph 2.2 of this report
2. See paragraph 2.3 of this report
3. See paragraph 2.2 of this report

Site Description

The application site relates to a 2 storey semi-detached property located on the southern side of Makepeace Avenue. The host property does not have any existing extensions; however, several neighbouring properties in the street have been altered previously in the form roof extensions and dormer windows at main roof level and rear extensions at upper and lower ground floor levels.

The application building is located within the Holly Lodge Estate Conservation Area, it is not listed but is identified as making a positive contribution to the character of the area.

Relevant History

Application site

None relevant to this application.

Neighbouring sites

2005/5552/P - Erection of a single storey rear and side extension at ground floor level and dormer roof extensions to side and rear elevation of single dwelling-house (Class C3). **Approved 10/02/2006.**

Relevant policies

National Planning Policy Framework (2018)

The London Plan March (2016)

Draft London Plan 2017 was published for consultation in November 2017

Camden Local Plan (2017)

A1 Managing the impact of development

D1 Design

D2 Heritage

Camden Planning Guidance

CPG 1 Design (July 2015 updated March 2018)

CPG 6 Amenity (Sept 2011 updated March 2018)

Holly Lodge Estate Conservation Area Appraisal and Management Strategy (2012)

Assessment

1 PROPOSAL

1.1 Planning permission is sought for the erection of a roof extension at main roof level to replicate the size and design of the existing roof of the adjoining property at No. 24 Makepeace Avenue. The proposed alterations would raise the ridge height of the existing roof by approximately 1m and would project rearwards, occupying the majority of the existing flat roof to the rear part of the host building. The proposed roof alterations also include a side dormer window on the western slope of the roof which would accommodate a staircase which links the first floor to the new loft space.

1.2 Permission is also sought for single storey side and rear extensions at ground floor level. The proposed ground floor extension would have a flat roof height of 3m from existing ground level (4m in total) and would have a maximum depth of 3.5m along the shared boundary with No.24. A stepped patio area is also proposed which would lead down to main garden level. The proposed side extension would be 3m high, 1.1m wide and 3.8m deep and would house a new downstairs toilet.

1.3 The proposal also includes the replacement of the existing uPVC rear windows with timber casements and the installation of two roof lights on the new side roof slopes.

Revisions

1.4 Following officer advice relating to the overall design and appearance of the proposals the applicant has submitted amended drawings showing the removal of the front rooflight initially proposed, replacement of the existing uPVC windows with timber casements, reduction in size of the proposed side dormer and alterations to the design to include hipped roof.

2 ASSESSMENT

2.1 The material considerations for this application are as follows:

- Design and Conservation;
- Amenity of neighbouring residential occupants

2.2 Design and conservation

2.2.1 Local Plan Policies D1 (Design) and D2 (Heritage) are aimed at achieving the highest standard of design in all developments. Policy D1 requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area; and Policy D2 states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings.

Ground floor side and rear extensions

2.2.2 The size, scale, and location of the proposed ground floor rear extension is considered to represent a proportionate addition that would not have a significant impact on the character and appearance of the host dwelling. Officers note that concerns raised from the HLECAAC regarding the extensions projection across the entire width of the existing rear elevation (at ground floor level). However, officers consider the simple flat roof design and rendered finish of the extension to be in-keeping with the style and character of the property and would not cause unacceptable harm to its original built form.

2.2.3 Furthermore, there are several similar sized and larger rear extensions to the rear of neighbouring properties in the street (28, 18, 16, 14 Makepeace Avenue). Therefore, given the prevalence of existing rear and side additions, and limited visibility from the public realm, the proposed side and rear

extensions are not considered to cause harm to the character and appearance of the surrounding conservation area.

Roof extensions

2.2.4 Paragraph 5.7 of CPG1 (Design) states that roof alterations are likely to be acceptable where there are a variety of additions or alterations to roofs which create an established pattern and where further development of a similar form would not cause additional harm.

2.2.5 As stated above, the application property forms part of a pair of semi-detached dwellings. However, due to the historic roof alterations made to the adjoining property at No. 24, the original symmetry between the two buildings has been lost. The current proposal therefore seeks to replicate the size and design of the roof extension to No. 24 and in doing so would re-balance the appearance of the pair and restore the symmetry, albeit in a different roof design to the original building, that has been lost. The proposed roof extension is therefore considered to represent a contextual and largely sympathetic addition that would not cause harm to the character and setting of the host and neighbouring buildings and wider conservation area.

2.2.6 The proposed side dormer has been reduced in size during the course of the application to reduce its prominence, and the design amended to incorporate a hipped roof, which is considered more in keeping with the character of the area. As a result, the proposed side dormer extension is considered to represent a subordinate addition that would sit comfortably with the existing roof slope and would not detract from the character of the surrounding conservation area, particularly given the prevalence of similar side dormers to neighbouring properties in the street.

2.2.7 Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013. The size, design and limited visibility of the proposed extensions would ensure no undue harm is caused to the character of the host building and surrounding conservation area.

2.3 Amenity of neighbouring residential occupants

2.3.1 Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. It seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of neighbouring residents. This includes privacy, overlooking, outlook and implications on daylight and sunlight. CPG6 (Amenity) provides specific guidance with regards to privacy, overlooking and outlook.

Ground floor side and rear extensions

2.3.2 It is noted that concerns have been raised from the adjoining occupiers at No.24 Makepeace Avenue with regard to the impact the size of the proposed ground floor extension would have on their light and outlook, particularly from the ground floor habitable room windows.

2.3.3 The proposed rear extension would have a height of 3 metres above the existing ground floor level, and would project above the proposed boundary fence at the site (between Nos. 22 and 24) by approximately 2.5 metres. The proposed extension would also have a maximum depth of 3.5 metres and would be built along the shared boundary with No. 24.

2.3.4 Whilst officers acknowledge that the proposal would result in additional height along the western boundary of the site, the neighbouring property at No. 24 would still retain its open aspect to the rear

and continue to enjoy views across the rear garden area and beyond. Therefore, given the above, the overall size and rearward projection of the proposed ground floor rear extension is not considered to cause harm to the amenity of the adjoining property at No. 24 in terms of loss of light, outlook or privacy.

2.3.5 Similarly, the proposed side extension would be set in 1 metre from the shared boundary with No.20 and its height (3m) and depth (3.8m) would not cause undue harm to the residential amenity of any nearby properties.

Roof extensions

2.3.6 The proposed development would increase the ridge height of the existing property by approximately 1m; however, the western roof slope of the host dwelling would retain a minimum distance of 5 metres from the side windows of the neighbouring property at No.20 and would not cause an unacceptable loss of light or outlook as a result. Furthermore, whilst the proposed side dormer window would face the existing dormer window at No.20, it would serve a staircase between the first floor and new loft space at the site and is not considered to lead to unacceptable levels of overlooking as a result. Similarly, the proposed extension would match the size and height of the existing at No.24 Makepeace Avenue with the proposed windows sharing the same outlook as the existing rear windows at the site, ensuring no harm is caused to the amenity of the adjoining occupiers.

Recommendation:

Grant conditional planning permission

DISCLAIMER

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 7th January 2019, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'

Application ref: 2018/2794/P
Contact: Patrick Marfleet
Tel: 020 7974 1222
Date: 4 December 2018

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk

Herbert & Taylor Ltd
22a Iliffe Yard
Crampton Street
London
SE17 3QA

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

22 Makepeace Avenue
London
N6 6EJ

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.

Drawing Nos: 212_EL-01 B, 212_GA-03 B, 212_GA-02 A, 212_GA-01 B, 212_EL-03 C, 212_EL-02 C, 212_EL-03 C, 212_EL-02 C, 212_EL-01 B, 3768-01, 3768-04, 3768-03, 3768-08, 3768-07, 3768-09, Design and Access Statement dated 14/06/2018

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 D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 212_EL-01 B, 212_GA-03 B, 212_GA-02 A, 212_GA-01 B, 212_EL-03 C, 212_EL-02 C, 212_EL-03 C, 212_EL-02 C, 212_EL-01 B, 3768-01, 3768-04, 3768-03, 3768-08, 3768-07, 3768-09, Design and Access Statement dated 14/06/2018.

Reason:

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

DRAFT

Informative(s):

- 1 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).
- 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 This proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL. Both CILs are collected by Camden Council after a liable scheme has started, and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement. We issue formal CIL liability notices setting out how much you may have to pay once a liable party has been established. CIL payments will be subject to indexation in line with construction costs index. You can visit our planning website at www.camden.gov.uk/cil for more information, including guidance on your liability, charges, how to pay and who to contact for more advice.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2018.

You can find advice about your rights of appeal at:

Yours faithfully

Director of Regeneration and Planning

DRAFT

DECISION