

Application ref: 2019/0154/P
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Date: 2 April 2019

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Herbert & Taylor Ltd
22a Iliffe Yard
Crampton Street
LONDON
SE17 3QA
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

14 Makepeace Avenue
London
N6 6EJ

Proposal:

Erection of replacement single storey side extension and rear extensions to lower ground and raised ground floor levels. Use of part of the flat roofed area at raised ground floor level as a roof terrace. Replacement of existing first floor side facing window frame all in association with the existing single family dwelling.

Drawing Nos: Site location plan (unnumbered), 226_EX-01, 226_EX-02, 226_EX-03, 226_EX-04, 226_EX-05, 226_EX-06, 226_EX-07, 226_EL-01 Rev A, 226_EL-02 Rev B, 226_EL-03 Rev B, 226_GA-01 Rev A, 26_GA-02 Rev B, 26_GA-03 Rev A, 26_GA-04 Rev A, 226_SK-01 Rev A

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: Site location plan (unnumbered), 226_EX-01, 226_EX-02, 226_EX-03, 226_EX-04, 226_EX-05, 226_EX-06, 226_EX-07, 226_EL-01 Rev A, 226_EL-02 Rev B, 226_EL-03 Rev B, 226_GA-01 Rev A, 26_GA-02 Rev B, 26_GA-03 Rev A, 26_GA-04 Rev A, 226_SK-01 Rev A

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

- 4 The area of flat roof of the lower ground floor single storey rear extension as annotated on the approved drawings and the flat roof of the first floor rear extension and first floor side extension shall not be used as roof terraces, and any access out onto these areas shall be for maintenance purposes only.

Reason: In order to prevent overlooking into adjoining properties in accordance with policy A1 of the Camden Local Plan 2017.

- 5 The use of the flat roofed area at ground floor level as shown on drawing no. 226_GA-02 Rev B shall not commence until the screening as indicated on drawing no. 226_SK-01 Rev A has been installed.

Reason: In order to prevent overlooking into adjoining properties in accordance with policy A1 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission

This application seeks permission to extend the existing dwellinghouse in three areas. At lower ground level, the existing rear extension would be extended to full width to a depth of 3.9m. At ground level an existing side extension would be replaced by a new single storey side extension 1.2m wide, and to the rear a 1.1m deep single storey infill is proposed. Plans have been revised during the course of the application to include the removal of the existing handrail on the roof of the existing lower ground floor extension.

Whilst the proposed rear extensions to no. 14 would not be visible from the street or public realm, extensions and alterations along this side of Makepeace Avenue are characteristic of the lower floors of neighbouring properties, including the adjoining property at no. 16. The rear of the houses are notably plain in style, contrasting with the English vernacular style of the frontages. As such the addition of metal framed window and door frames at lower ground and ground floor level is considered acceptable. The extensions would be finished in painted render to match the existing.

Single storey side extensions are evident on a number of adjacent properties and the proposed side extension would replace an existing structure. The side extension would be set back 2.5m behind the front building line behind a timber clad wall and gate structure, which would limit its visibility from the street. The extension would not result in unacceptable harm to the building's character and would retain a separation gap of 0.9m to the boundary with no. 14. The extensions would still allow for the retention of useable garden space.

Overall, the extensions would remain subordinate to the host building and would not result in the alteration or removal of traditional architectural features of note. The development would respect the local context and would preserve the existing character and appearance of the Holly Lodge Estate Conservation Area.

The extension at lower ground level would be a maximum 2.7m high, set away 2.1m from the boundary with no. 12 and not result in significant impact in terms of amenity. The rear extension at ground floor level would project 1.1m deep alongside the boundary with no. 16's roof terrace to a height of 3.3m. This would be 1.5m higher than the existing boundary screen. This scale of extension would not be considered to result in unacceptable impact on the amenity of no. 12. The side extension would replace an existing structure of comparable height, and the increase depth along the side would still preserve a gap of at least 2m to the side flank of no. 12 and not unduly impact this property.

Terrace areas are characteristic of the neighbouring properties, with both nos. 14 and 16 having terraces at raised ground floor level. It is noted that existing rear windows at first floor level also allow views to the neighbouring gardens either side. The proposed roof terrace area would be set back 1.4m from the rear edge of the extension roof behind railings. An existing 1.8m high timber slatted screen would remain between nos. 14 and 16. The proposed terrace would extend 0.5m beyond the extent of the existing rear terrace of no. 16 however the addition of planters along the rear aspect would mitigate against any direct overlooking. The main terrace area would be set away from no. 12, and an increase in height of the boundary fence would mitigate direct overlooking to the rear garden of this property. A condition would be attached to ensure that the boundary fence would be installed prior to the use of the terrace.

2 Reasons for granting continued

The previous planning permission for the lower ground rear extension included a condition prohibiting the use of the flat roof as a roof terrace, Given the reduced size of the terrace and the mitigation measures secured by condition to restrict any direct overlooking, it is considered that the reasons for this condition have now been overcome and use of the area as a terrace as indicated on the plans is acceptable.

Overall the scheme is not considered to result in unacceptable impact to the amenity of neighbouring occupants.

Two objections were received during public consultation, and the reasons for objection taken into consideration when coming to this decision. The planning history of the site and surrounding area were taken into account. Special regard has been attached to the desirability of preserving or enhancing the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The proposal is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017, and policies DH2, DH3 and DH4 of the Highgate Neighbourhood Plan. The proposed development also accords with the policies of the London Plan 2017 and National Planning Policy Framework 2019.

- 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).
- 4 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.
- 5 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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 2019.

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, appearing to read 'DP', is centered on the page.

Daniel Pope
Chief Planning Officer