

PLANNING, DESIGN & ACCESS STATEMENTS

Application for Loft Rooflight

9th May 2019

Project;
22 Makepeace Avenue
Holly Lodge Estate
London
N6 6EJ



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1. Introduction

This application is for a loft rooflight within an approved loft conversion.

The house is located in the Holly Lodge Estate Conservation Area, an Arts and Crafts style garden suburb development built in the 1920's. It is a semi-detached house with an almost identical neighbouring house and sits on a site with a gradient from the front to the back of the house.



22, Makepeace Avenue, London, Camden, N6 6EJ



Location Plan

2. Site Context

The house occupies a site within the Holly Lodge Estate on a steep gradient which means the rear of the property is above the level of the garden.

Makepeace Avenue itself comprises of semi-detached pairs of houses and detached houses of differing designs, some with roof tiling extended to first floor level and expressed front gables, as on this house, and some with a 'half-timbered' look.

No 22 sits in a group of semidetached houses facing north while the long garden faces south towards the city. They are set back from the road with a large sloped green verge between road and house. There is a large separation between the neighbouring houses.

The front of the house is very definitely 'Arts and Crafts ' in style with a main rendered gable and a hipped dormer set into the extended roof over the arched entrance. There are many interesting details on the house in the roof hips and guttering as well as the window drip and sill details.

Holly Lodge Estate is a conservation area in its own right and we have been mindful of the advice offered in the Councils appraisal document when making these plans.



Side View of No. 22



View of No. 24 & 22 as pair. Note change
in ridge height between pair



View of No. 24 & 22 as pair. Note change
in ridge height between pair

3. Proposal

The proposal is for a small conservation rooflight to be added to the recently approved loft conversion REF; 2018/2794/P

During the detailed planning of the project it has become apparent the rooflight approved rooflight in the valley between the pair of houses will not fall in a location suitable for the room and at the same time avoid the existing neighbours window.

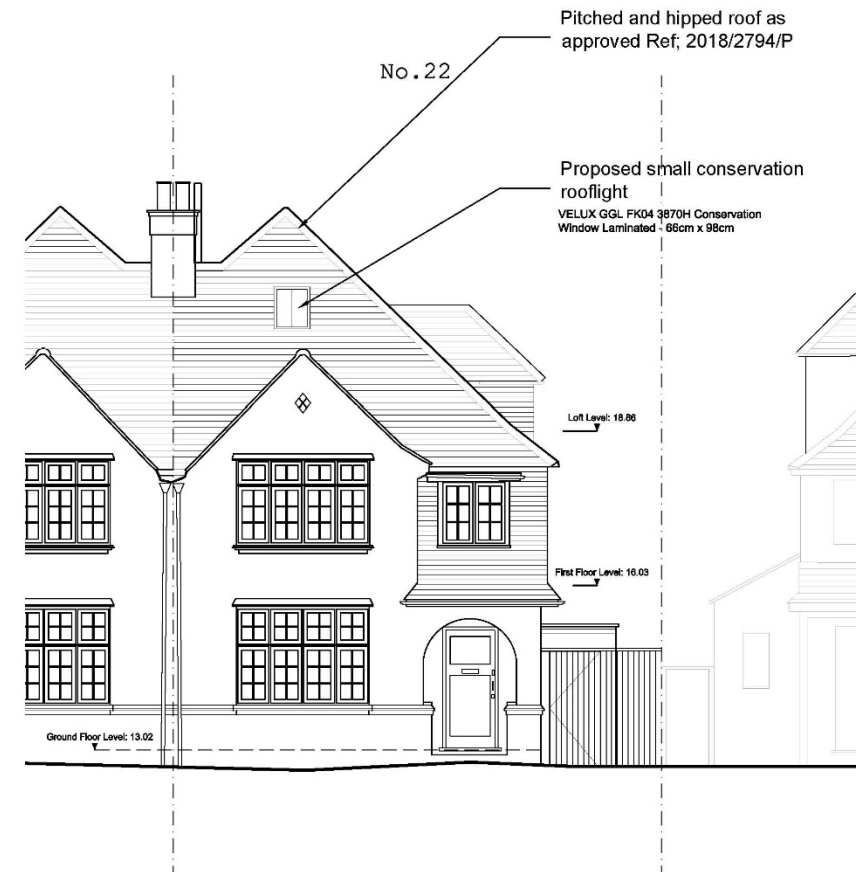
Appearance & Scale

The proposed new rooflight will sit flush with the tiled roof and will be a small format window. The purpose of the window is to afford daylight to a habitable room in the loft which suits the internal layout.

There are a number of similar rooflights along Makepeace Avenue and the other streets in the Holly Lodge Estate and indeed most loft conversions appear to have such a window on the front face of the building.

This includes Numbers 33,31, 29,17,15,11,9 and 1 on the north side of Makepeace Avenue and Numbers 26, 16 & 8 on the south side.

Below is a survey of the neighbouring houses with a similar rooflight demonstrating that this is a very typical and contentious addition to the roofs in this area.



South side of Makepeace Avenue



North side of Makepeace Avenue




Planning Guidance and Precedent

Attention is drawn in the first instance to the recent application for 26 Makepeace avenue;

Installation of conservation style roof light to front elevation to single storey side and rear extension, addition to existing dormer and external alterations approved under 2017/1044/P dated 19/05/2017

The CAAC response to this additional rooflight to and earlier approval is attached here and raised no objections;

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2017/7087/P	26 Makepeace Avenue N6 6EJ	Installation of conservation style roof light to front elevation to single storey side and rear extension, addition to existing dormer and external alterations approved under 2017/1044/P dated 19/05/2017	Ben Farrant
2017/6878/P	26 Makepeace Avenue N6 6EJ	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 roofsope rooflight.	Tessa Craig
<p>No Objection,</p> <p>Comments</p> <p>Although the rooflight is in the front roofscape it is not in a prominent location within the estate and there are similar examples of developments that alter the frontages of semi-detached pairs in the vicinity including a similar rooflight at #16</p>  <p>M Narraway HLE CAAC</p>			