

2019/4025/P	3 Makepeace Avenue N6 6EL	Erection of single storey rear extension and garden outbuilding; Reinstatement of 2 windows to ground floor side elevation; Replacement of existing window frames to all elevations	Thomas Sild
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Objection,

Comments

Rear Extension

The existing rear wall of the house is stepped with a shallow (c. 1.4m) extension, the proposed extension is flat backed,. The HLE Conservation Area Appraisal & Management Strategy (CAAMS) state (P 47), *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*

If permission is granted a condition should be applied prohibiting the use of the roof of the extension as a veranda / balcony, etc.

Garden Room

The garden room mainly follows the requirements for permitted development the major exception being it's proposed use a living space (6.3 of D&A Statement). If granted a condition should be applied prohibiting

- the use of the room as overnight accommodation.
- the utilities to be separately metered

Impact on the rear garden

The depth of the proposed extension is 4.8m (6.2m if measured from the recessed wall) and appears to match the length of the 2 storey infill extension¹ on 1 MP. Allowing for the patio & proposed garden room the green area reduces to c. 8m at it's minimum, the existing green area is c. 19m long.

The CAAMS state (P43), *The rear garden spaces of houses and mansion blocks in Holly Lodge Estate contain a very mature vegetation, including many tall trees. The relationship of this high quality green space to the buildings is an essential part of the 'garden' character of the Estate. Development that results in the loss of private open spaces and causes harm to the garden character or the ratio of built to unbuilt space is unlikely to be acceptable due to the harmful impact this would have on the character and appearance of the conservation area.*

It goes on to add, *The use of gardens for the erection of separate buildings for use as additional habitable space, (as opposed to garden sheds and playhouses), will be resisted.*

The garden area is being over developed.

Notes

- 1 The 2 storey side extension is believed to have been an option when the houses were first built in the 1920's.
- 2 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

Conservation Area Advisory Committee

Advisory Committee	Holly Lodge
Application ref	2019/4025/P
Address	3 Makepeace Avenue London N6 6EL
Planning Officer	Thomas Sild
Comments by	29 Sep 2019
Proposal	Erection of single storey rear extension and garden outbuilding; Reinstatement of 2 windows to ground floor side elevation; Replacement of existing window frames to all elevations
Objection	Yes
Comment	Yes
Observations	Please see attached

Documents attached

No details entered

Documents attached

[2019-4025-P CAAC Comments](#)

About this form

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Form reference	21522950
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