

Application ref: 2021/2732/P
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Date: 13 October 2021

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/planning

Base Associates
6 Auckland Street
London
SE11 5AD

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**1 Makepeace Avenue
London
N6 6EL**

Proposal:

Erection of a single storey rear extension to dwellinghouse.

Drawing Nos: 001 rev 00; F100 rev 00; F101 rev 00; F200 rev 00; F201 rev 00; F202 rev 00; F203 rev 00; D100 rev 00; D101 rev 00; D102 rev 00; D200 rev 00; D201 rev 00; D202 rev 00; D203 rev 00; Design and Access Statement dated May 2021 by Base Associates.

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 policies D1 and D2 of the London Borough of Camden Local Plan 2017 and policy DH3 of the Highgate Neighbourhood Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:
001 rev 00; F100 rev 00; F101 rev 00; F200 rev 00; F201 rev 00; F202 rev 00; F203 rev 00; D100 rev 00; D101 rev 00; D102 rev 00; D200 rev 00; D201 rev 00; D202 rev 00; D203 rev 00; Design and Access Statement dated May 2021 by Base Associates.

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

Informative(s):

- 1 Reasons for granting permission-

The existing single family dwelling has been modernised externally to include a single storey side extension and large outside patio area at the rear that was granted in 2013 (ref 2012/6755/P). The proposed single storey extension would measure about 35 sqm and would be designed by the same architects as the 2012 scheme. It would take up part of the rear patio and would include full height glazed aluminium framed sliding doors, large dark framed skylights to match the existing windows, and a white render finish. Although it would take up approximately half of the existing external patio area, the extension would be modest in size and its height would not be any higher than the existing single storey side extension. It would not harm the character or appearance of the building. The property benefits from a substantial rear garden and the proposal would not result in the significant loss of any garden space. It would be located on the rear of the property and, given its size and appearance, would preserve the character and appearance of the Holly Lodge Estate conservation area.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s,72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Act 2013.

The extension would be screened by the existing single storey side extension and would not affect the amenity of the neighbouring property at no. 3 Makepeace Avenue. The proposal would have a satisfactory relationship with the properties fronting onto Oakeshott Avenue that are located over 25m away to the north.

The planning history of the site has been taken into account when coming to this decision.

One comment has been received from a local resident regarding the historic

boundary wall requesting that the wall be protected during construction works. The extension itself would not affect the boundary wall and any construction vehicles would access the site from the main entrance. No further consultation responses were received prior to making this decision.

As such the proposed development is in general accordance with policies A1, D1 and D2 of the London Borough of Camden Local Plan 2017, policy DH3 of the Highgate Neighbourhood Plan 2017, The London Plan 2021 and the National Planning Policy Framework 2021.

- 2 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 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 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) 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 2021.

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 'DPope', is positioned in the upper left quadrant of the page. The signature is fluid and cursive.

Daniel Pope
Chief Planning Officer