

Application ref: 2021/4029/P
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Date: 14 June 2023

Development Management
Regeneration and Planning
London Borough of Camden
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planning@camden.gov.uk
www.camden.gov.uk/planning

Tony Madigan & Gioacomo Carloni
Flat A 7 Agamemnon Road & Flat A 9 Agamemnon
Road
London
NW6 1EB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

Flat A
7 Agamemnon Road and Flat A
9 Agamemnon Road

London
NW6 1EB

Proposal:

Erection of (joint) single storey side/infill and rear extensions
Drawing Nos: AR7-01, AR7-02, AR7-03, AR7-04, AR7-05, AR7-06, AR9-01, AR9-02,
AR9-03, AR9-04, AR9-05, Design & Access Statement 7A Agamemnon Road, and
Design & Access Statement 9A Agamemnon Road.

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 The development hereby permitted shall be carried out in accordance with the following approved plans: AR7-01, AR7-02, AR7-03, AR7-04, AR7-05, AR7-06, AR9-01, AR9-02, AR9-03, AR9-04, AR9-05, Design & Access Statement 7A Agamemnon Road, and Design & Access Statement 9A Agamemnon Road.

Reason:

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

- 3 The proposed rear extensions shall be carried out in design and materials that match as closely as possible those of the existing dwellings, 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 of the London Borough of Camden Local Plan 2017.

- 4 The rooflights shall project no more than 100mm above the plane of the extension roof.

Reason. To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of Policy D1 of the London Borough of Camden Local Plan 2017.

- 5 The roofs of the extensions hereby permitted shall not be used as balconies, terraces or for any other ancillary residential purposes,.

Reason: In the interests of the amenity of surrounding occupiers in accordance with policy A1 (Managing the impacts of development) of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The proposed single store side 'infill' and rear extensions would be subservient additions to the buildings in terms of their form, siting, scale, and proportions. Aligning with the rear building lines of the immediately neighbouring buildings, the proposals would not harm the character or appearance of the area or the visual amenity of surrounding occupiers. A reasonable proportion of the rear gardens would be retained and the spatial character of the area would not be harmed.

The location of the extension at the rear of the dwellings would result in no impact to the Ulysses Road streetscene. The simplicity of the design and roof form and the proposal to use matching materials (bricks) is considered to compliment the architectural elements of the existing dwellings. A condition would be added to ensure the proposed roof lights will not project more than 100mm from the roof of the extensions, in order to ensure they remain a subordinate design element.

The proposed extensions will have a relatively modest depth of 3 metres past the rear wall of the existing outrigger and a height of 2.9 metres. Due to the extensions being sited alongside the solid wall of an existing extension at no. 5 Ulysses Road and approximately 2.4m beyond the neighbouring window at the rear of 41 Ulysses Road there would be no significant loss of light, outlook, or privacy to any habitable rooms or gardens at these or any other properties. A condition is to be added to prevent the roofs of the extensions from being used as balconies, terraces or for any other ancillary residential purposes, in the interests of the amenity of surrounding occupiers.

No responses were received from the consultation process. The application sites' and surrounding sites' planning histories and existing conditions have been taken into consideration in the determination of this application.

As the application is for joint extensions at two adjoining sites it will be necessary for the applicants' to complete a legal agreement to bind them to undertake the extensions together. This is because the proposals have been assessed in combination, and not individually as two separate applications (in which case the considerations and assessment would differ). The proposals have been assessed and are considered to be acceptable together and as such, a legal agreement should be completed to the effect that one will not be undertaken without the other.

As such, the proposed development is in general accordance with Policy A1 (Managing the impact of development) and Policy D1 (Design) of the Camden Local Plan 2017. It also accords with policy D2 (Design & Character) of the Fortune Green & West Hampstead Neighbourhood Plan 2015. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 2 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).
- 3 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 4 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.

- 5 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:

<https://www.gov.uk/appeal-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully



Daniel Pope
Chief Planning Officer