

Application ref: 2023/1040/P  
Contact: Blythe Smith  
Tel: 020 7974 3892  
Email: [Blythe.Smith@camden.gov.uk](mailto:Blythe.Smith@camden.gov.uk)  
Date: 18 January 2024

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE  
Phone: 020 7974 4444  
[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Cubit Consulting Limited  
13-21  
Curtain Road  
London  
EC2A 3LT

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**18 Flat 1**  
**Agamemnon Road**  
**London**  
**NW6 1DY**

#### **Proposal:**

Replacement of existing single-storey side ground floor extension with larger side extension, replacement of existing rear extension glazing with French doors and side windows, replacement of the existing windows throughout, installation of new window to existing lightwell.

Drawing Nos: 001, 002, 003 Rev A, 004 Rev A, 005, 100, 101 Rev K, 104, 200 Rev C

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

001, 002, 003 Rev A, 004 Rev A, 005, 100, 101 Rev K, 104, 200 Rev C

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

- 3 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 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposed single storey infill extension would be located to the rear elevation along the boundary with no.20 Agamemnon Road and would not project beyond the established rear building line at the site. The proposed extension would measure approximately 2.1m in width, 5m in depth with a maximum height of 3.1m along the boundary with a small lightwell. The proposal is considered to represent a subordinate addition to the property that would still allow for sufficient private amenity space to be retained. The infill rear addition would result in it being visible in some private views from the wider terrace. However, given its size, height and materials, the proposal would not have a visual impact that would be detrimental to the wider terrace. Following consultation the applicant has removed the basement extension from the plans and the application now relates to the ground floor alterations only.

Though the extension would have an impact on the architectural composition of the terrace, the impact is considered to be acceptable given its limited prominence and the existence of similar extensions within the terrace, such as No. 26 which was approved in 2017 (2016/6669/P). As such, the proposal would not have a detrimental impact on pattern and symmetry in the terrace in the context with the neighbouring properties.

The alteration proposed to the façade is considered acceptable, it would be constructed of matching materials to the dwelling and the proposed French doors would not harm the character and appearance of the host building nor would the design have an impact on the wider terrace.

The proposed side extension would feature a flat roof so that it would measure less 2.9m in height along the boundary, apart from the parapets at 3.1m high along the boundary line with no.20 to minimise impacts on the outlook from neighbouring windows. The proposed heights with the flat roof are considered to minimise impact to the neighbouring rear windows of No.20 and is not considered to result in a harmful loss of daylight or sunlight to neighbouring windows. The existing side windows to the ground floor extension at No. 20

would already be overshadowed by the existing three storey outrigger. The extension features flush rooflights to the roof slope which would not result in a harmful loss of privacy. The proposal therefore complies with policy A1 of the Local Plan 2017.

One objection was received from a neighbouring resident regarding the basement extension and its impacts to the nearby properties, however this element has now been removed from the scope of works.

As such, the proposed development is in general accordance with policies A1 and D1 of the London Borough of Camden Local Plan 2017; D2 of the Fortune Green & West Hampstead Neighbourhood Plan 2015. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2023.

- 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 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.
- 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](http://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

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title.

Daniel Pope  
Chief Planning Officer