

Application ref: 2023/5330/P
Contact: Sophie Bowden
Tel: 020 7974 6896
Email: Sophie.Bowden@camden.gov.uk
Date: 10 May 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
www.camden.gov.uk/planning

Your Plans UK
Suite A2
Stevenage
SG1 3UN

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**80 Agamemnon Road
London
NW6 1EH**

Proposal:

Erection of roof extension over first floor rear projection and creation of roof terrace

Drawing Nos: 1554_YPUK_P001 - Site Location Plan, 1554_YPUK_P004 - Existing Elevations, 1554_YPUK_P003 - Existing Plans, 1554_YPUK_P005 - Proposed Plans - P3, 1554_YPUK_P002 - Block Plan - P3(2), 1554_YPUK_P006 - Proposed Elevations - P3

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:

1554_YPUK_P001 - Site Location Plan, 1554_YPUK_P004 - Existing Elevations, 1554_YPUK_P003 - Existing Plans, 1554_YPUK_P005 - Proposed Plans - P3, 1554_YPUK_P002 - Block Plan - P3(2), 1554_YPUK_P006 - Proposed Elevations - P3

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 and policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015.

Informative(s):

- 1 Reasons for granting permission:

The proposal includes the construction of an extension to the existing rear outrigger at second floor level and roof terrace. Amended plans have been received to reduce the depth of the extension.

It is considered that, on balance, the size, scale, bulk and simple design of the proposed extension and terrace forms a proportionate addition that respects the character and setting of the host and neighbouring properties. The existing pitch of the rear projection would still be read.

Furthermore, the proposed development would be located to the rear of the property and would only be viewable from Hampstead cemetery behind the property. Given the contextual design and limited visibility from the public realm the extension would not result in a significant impact to the appearance of the area. The use of black metal railings around the perimeter of the terrace would be appropriate in relation to the existing property and is a traditional material to enclose roof terraces. The property is not located in a conservation area nor is it listed. The proposal is therefore considered, on balance acceptable in this specific instance.

The proposed extension, due to its location and size would not harm the amenity of any adjoining residential occupiers in terms of the loss of natural light, outlook, light spill or added sense of enclosure.

In terms of privacy as a result of the inset roof terrace, the window in the first floor side elevation at of no. 78 serves a bathroom and would be classed as a non-habitable room. The window closest to the proposal in the rear elevation of No. 78 would be habitable at first floor, the distance of this window to the

terrace would be approximately 3.3 metres. There would be no direct views of the terrace from this window. Therefore, given the orientation of the terrace and the distance to the closest rear window of the adjoining property, it is unlikely the proposal would result in significant overlooking or loss of privacy to neighbouring properties. The terrace may provide additional views to neighbouring rear gardens, but this is moderated by the presence of windows below.

No objections were received following statutory consultation. The site's planning history and relevant appeal decisions were considered when coming to this decision.

As such, the proposed development is in general accordance with policies A1 and D1 of the Camden Local Plan 2017 and policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015. The proposal also accords with the London Plan 2021 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) 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 2023.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-householder-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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer