

Application ref: 2025/1284/P
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Development Management
Regeneration and Planning
London Borough of Camden
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Alex Nacu Architects
Flat 2, Maple House
45 Lismore Boulevard
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United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
24 Agamemnon Road
London
NW6 1DY

Proposal: Amalgamation of two flats to create a single dwellinghouse (C3), erection of rear extension and loft conversion.

Drawing Nos: PP-045-10, PP-045-101, PP-045-102, PP-045-103, PP-045-104, PP-045-105, PP-045-201, PP-045-301, PP-045-110, PP-045-120, PP-045-130, PP-045-140, PP-045-150, PP-045-210, PP-045-310, PP-045-320, PP-045-3D1, Design & Access Statement.

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: PP-045-10, PP-045-101, PP-045-102, PP-045-103,

PP-045-104, PP-045-105, PP-045-201, PP-045-301, PP-045-110, PP-045-120, PP-045-130, PP-045-140, PP-045-150, PP-045-210, PP-045-310, PP-045-320, PP-045-3D1, Design & Access Statement.

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.

- 4 The proposed front roof lights as shown in drawing 'PP-045-210' shall be conservation style. These shall be permanently retained as such thereafter.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 5 The flat roof of the ground floor side and rear extension shall not be used as a roof terrace.

Reason: To safeguard the appearance and character of the immediate area and protect the residential amenity of the adjoining occupiers in accordance with the requirements of policy D1 and A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The proposal involves the amalgamation of two flats to create a single dwellinghouse (C3), erection of rear extension and loft conversion. The property is a three-storey mid-terrace dwelling sub-divided into two flats, it is not listed or within a conservation area.

Policy H3 of the Camden Local Plan relates to the protection of existing homes in order to continue to meet the housing needs of the borough. The policy resists development that results in the net loss of two or more homes. This proposal results in the net loss of one home and is therefore considered to comply with policy H3. The Planning Guidance document 'Housing, January 2021' states that "the Council does not generally seek to resist schemes combining dwellings where they involve the loss of a single home. This provision creates some scope for growing families to expand into an adjoining property". The proposal to convert the two flats into one is therefore considered to comply with policy.

The property has a three-storey outrigger at the rear. It is proposed to erect a combined single storey ground floor wraparound side and rear extension that

surrounds the outrigger. The side infill extension will be situated between the existing outrigger and the boundary with the neighbouring property, No. 26. 26 already benefits from a similar rear wraparound extension (2016/6669/P) and the proposed extension will project as far as the existing neighbouring extension and matches it in size, design, appearance and height. The other neighbour at 22 has a rear window adjacent to the location of the proposed extension and the light to this window will be retained due to the presence of an internal courtyard that will be located between the rear wall of the host property and the beginning of the infill element of the side extension. The original boundary wall height will be retained in this location allowing daylight to be retained to the rear window protecting the residential amenity of the neighbouring occupiers. At first floor it is proposed to replace a rear window with sliding doors. This has also occurred on the adjoining property at 26. A condition will be included to restrict the use of the flat roof of the extension as a roof terrace.

The total depth of the side infill extension is approximately 7.5m and the rear extension from the rear wall of the outrigger will project 3.1m. The height to the top of the parapet is 2.8m. The extension will be finished in brick to match the existing property, three roof lights will be inserted in the roof. It is considered the flat roof minimises the bulk of the extension and that the development would be subservient to the main property. The proposal is therefore considered acceptable in terms of design and appearance.

It is also proposed to erect a dormer window to the rear roof slope, the dormer would be set down approximately 0.3m from the ridge height of the property and set back 0.6m from the eaves and set in from the party wall to No. 22 by 0.6m and No. 26 by 1.0m. It would measure approximately 4.4m wide, 1.8m high and 2.0m deep and would be finished in tiles to match the existing roof. Two conservation style rooflights will be installed in the front roofslope. The neighbour at 28 already benefits from a dormer window to the rear of a similar size, design and appearance and there are an additional four other rear dormers of similar size and design in the terrace.

The proposal's location, materials, design and scale ensure that the extension and dormer window do not appear as dominant additions. The design is therefore not considered to be to the detriment of the character or appearance of the rear of the property in this mid-terrace location.

No representations were received from neighbours during the determination process. The Fortune Green and West Hampstead Neighbourhood Forum were notified but did not comment.

- 2 Due to the nature, design and location of the external works, it is not considered that the proposal would result in any detrimental harm to the amenities of neighbouring occupiers and conserves the character and appearance of the host building and conservation area and complies with policies A1 and D1 of the Camden Local Plan, plus Policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015.

The planning history of the site and surrounding area were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies H3, A1 and D1 of the Camden Local Plan 2017 and Policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015. The proposed development also accords with The London Plan 2021, and the National Planning Policy Framework 2024.

- 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 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.

6 Biodiversity Net Gain (BNG)

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition ("the biodiversity gain condition") that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The local planning authority (LPA) that would approve any Biodiversity Gain Plan (BGP) (if required) is London Borough of Camden.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are summarised below.

Based on the information available this permission will not require the approval of a BGP before development is begun because the planning permission is a minor application within exemption threshold.

If the onsite habitat includes Irreplaceable Habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements.

The BGP must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat.

The LPA can only approve a BGP if satisfied the adverse effect on the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.

If planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 and a BGP was approved in relation to the previous (parent) planning permission ("the earlier BGP") there are circumstances when the earlier BGP is regarded as approved for the purpose of discharging the biodiversity gain condition subject to which the section 73 planning permission is granted.

7 + Irreplaceable habitat:

If the onsite habitat includes Irreplaceable Habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements. In addition to information about minimising adverse impacts on the habitat, the BGP must include information on compensation for any impact on the biodiversity of the irreplaceable habitat. The LPA can only approve a BGP if satisfied that the impact on the irreplaceable habitat is minimised and appropriate arrangements have been made for compensating for any impact which do not include the use of biodiversity credits.

++ The effect of section 73(2D) of the Town and Country Planning Act 1990

If planning permission is granted under section 73, and a BGP was approved in relation to the previous planning permission ("the earlier BGP"), the earlier BGP may be regarded as approved for the purpose of discharging the biodiversity gain condition on this permission. It will be regarded as approved if the conditions attached (and so the permission granted) do not affect both the post-development value of the onsite habitat and any arrangements made to compensate irreplaceable habitat as specified in the earlier BGP.

++ Phased development

In the case of phased development, the BGP will be required to be submitted to and approved by the LPA before development can begin (the overall plan), and before each phase of development can begin (phase plans). The modifications in respect of the biodiversity gain condition in phased development are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

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