

Delegated Report		Analysis sheet		Expiry Date:		16/11/2009	
		N/A / attached		Consultation Expiry Date:		21/10/2009	
Officer				Application Number(s)			
Hannah Parker				2009/4311/P			
Application Address				Drawing Numbers			
Flat 1, 3 Agamemnon Road London NW6 1EB				See Decision Notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Erection of single storey extension to rear of existing garden flat (Class C3).							
Recommendation(s):		Grant Permission					
Application Type:		Full Planning Permission					
Conditions:		Refer to Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	19	No. of responses No. electronic	00 00	No. of objections	00
Summary of consultation responses:		No response received.					
Local groups comments:		No response received.					

Site Description

A 3-storey terraced property on the east side of Agamemnon Road. The property is sub-divided into flats. The proposal relates to the ground floor flat.

Relevant History

No relevant History

Relevant policies

Set out below are the UDP policies that the proposals have primarily been assessed against. However it should be noted that recommendations are based on assessment of the proposals against the development plan taken as a whole together with other material considerations

Camden Replacement Unitary Development Plan 2006

- B1 – General Design Principles
- B3 - Alterations and extensions
- SD6 - Neighbourhood amenity

Camden Planning Guidance 2006

Assessment

The proposal is for a single storey rear extension. This involves the enlargement of the existing conservatory which runs along the side of the rear wing and the enlargement of an existing solid extension at the end of the rear wing. The combined extensions will read as full width; measuring 4m in width and 2.2m in depth.

Main Considerations:

- Impact on host building
- Neighbourhood Amenity

Impact on host building

Although the extension is full width the works are considered acceptable. The works are discreetly positioned to the rear of the property and cannot be seen from the public realm. The use of stock brick and white UPVC which match the existing materials is considered appropriate. The extension will remain subordinate to the host building and allows for a reasonable sized garden to be retained.

The works are considered to be compliant with policies B1 and B3 of the London Borough of Camden Unitary Development Plan.

Neighbourhood Amenity

Due to the existing boundary treatment, the position of the neighbouring properties and the sloping nature of the conservatory roof, the extension it is not considered to adversely impact on the amenity of the adjoining occupiers on either side. It is also considered that the amenity of the flats above is protected.

However, at present there are a set of double doors which lead out onto the existing small flat roofed extension. This aspect of the development has the potential to be used as a roof terrace. This aspect has not been assessed and without appropriate use of privacy screening it may be harmful to the amenity of the surrounding properties. It is therefore considered necessary to condition that the roof should only be accessed for maintenance purposes. If the intension is to use the roof as a terrace permission must be sought.

With the recommended conditions it is considered that the proposed works would not adversely impact on the amenity of the neighbouring properties with regards to access to sunlight, daylight, overlooking, visual bulk or sense of enclosure and is therefore considered to be consistent with policy SD6 of the UDP.

Recommendation Grant Permission

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