

Miss Nicole Haig
Dnk Design
18 Burrard Road
West Hampstead
London
NW6 1DB

Application Ref: **2014/7175/P**
Please ask for: **Yuyao Gong**
Telephone: 020 7974 **3829**

16 March 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
46 Agamemnon Road
London
NW6 1EN

Proposal:
Erection of single storey rear and side extensions with two rooflights.
Drawing Nos: Location Plan, RO05.50,RO05.51 Rev.A, RO05.53, RO05.54 Rev.B

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 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 CS14 of the London Borough of Camden Local Development Framework Core Strategy of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan, RO05.50,RO05.51 Rev.A, RO05.53, RO05.54 Rev.B

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

Informative(s):

- 1 Reasons for granting permission.

The application property is located on the western side of Agamemnon Road. It is not a listed building nor is it within a conservation area. The proposed development has an "L" shape which consists of a rear extension and a side extension. The side extension measures 9.3m in depth and fills the infill area between No. 48. It measures 1.6-1.7 in width and 3m in height. The rear extension measures 3.18m in depth, 3.76m in width and 3m in height. There is an existing rear extension at No. 44. The proposed rear extension would line up with the extension at No. 44 and extends 6.89m from the adjacent rear elevation at No. 48. The proposed extensions would feature with brick faced cavity wall, flat roof and two skylights on the roof. Full height sliding aluminium powder coated doors would be installed on the extensions. It is considered that the design of the proposal would respect the characters and appearance of the host building and is in general compliance with the advice in CPG1. The proposed side extension would be located to the south of No. 48; therefore it would affect the daylight into the adjacent habitable window on the ground floor rear elevation at No. 48. However given that the proposed side extension is only 3m in height, the amenity impact is considered acceptable.

The planning history of the site has been taken into account when coming to this decision including a recent approval for a lawful development certificate for a loft conversion (2014/7167/P) the details of which are also shown on the proposed plans. No objections were received prior to making this decision.

As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, policies DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies and CPG1 and CPG6 of the Camden Planning Guidance 2011. The proposed development also accords with policies 7.4 and 7.6 of the London Plan 2011; and paragraphs 14, 17, 56 -66 of the National Planning Policy Framework.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 3 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 are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Ed Watson
Director of Culture & Environment