

Mr Benedict Baines
Pelican Architecture & Design
5 Kings Parade
Oakhampton Parade
London NW10 3ED

Application Ref: **2015/5623/P**
Please ask for: **Raymond Yeung**
Telephone: 020 7974 **4546**

20 November 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
44 Agamemnon Road
London
W6 1EN

Proposal: Erection of a single storey side return infill extension and installation of rooflight on existing rear extension.

Drawing Nos: 7101-01RevA, 7101-02RevA, 7101-03RevA, 7101-04RevB, 7101-05RevB, 7101-06RevB, 7101-LP, 7101-PH, Design & Access Statement.

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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 and policy DP24 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:

7101-01RevA, 7101-02RevA, 7101-03RevA, 7101-04RevB, 7101-05RevB, 7101-06RevB, 7101-LP, 7101-PH, Design & Access Statement.

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

Informatives:

- 1 Reasons for granting permission.

The proposed single storey infill extension to the rear and side and installation of rooflight to the existing single storey rear extension is considered subservient and acceptable.

The proposal would be located on the boundary with the adjoining property No.42 Agamemnon Road. The proposal has been amended since it was originally submitted with the overall height being reduced. The revised plans submitted include a sloped design to the roof to match that of the proposed infill extension which would measure 2.5 metres above the neighbour's ground level. This is considered acceptable in terms of both design and amenity to the neighbour.

The materials of the proposed brick walls and timber for the windows and doors, are also considered acceptable as they would match that of the existing house.

The planning history of the site has been taken into account when coming to this. 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. The proposed development also accords with policies 7.4 and 7.6 of the London Plan March 2015, consolidated with alterations since 2011; and paragraphs 14, 17, 56 -66 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.

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.

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