

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

Application Ref: **2015/6355/P**
Please ask for: **Raymond Yeung**
Telephone: 020 7974 **4546**

26 January 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
42 & 44 Agamemnon Road
London
NW6 1EN

Proposal:
Erection of a single storey infill extension at No. 42 and a wraparound single storey side and rear extension at No. 44 Agamemnon Road (following removal of single storey rear extension at No. 44).

Drawing Nos: Design & Access statement, 7101-LP, 7101-01revA, 7101-02revA, 7101-03revA, 7101-04revA, 7101-05revA, 7101-06revA.

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 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:

Design & Access statement, 7101-LP, 7101-01revA, 7101-02revA, 7101-03revA, 7101-04revA, 7101-05revA, 7101-06revA.

Reason:

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

- 4 The flat roof of the extension hereby approved at No.42 Agamemnon Road shall not be used as a terrace or any other amenity area, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to prevent unreasonable overlooking of neighbouring premises No.44 Agamemnon Road in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 5 The extensions hereby approved to No.42 and 44 Agamemnon Road shall be constructed and completed simultaneously and shall not be occupied until the works have been completed in their entirety.

Reason: To safeguard the amenities of the adjoining neighbour in accordance with the requirements of policies CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting permission.

The proposed single storey infill extensions to both properties are considered subservient and acceptable. The proposals would be located on the boundary between adjoining properties No.42 and 44 Agamemnon Road.

They would be the same height as each other to the eaves, however the designs to each property is different. The depth of the infill to No.42 would be flush with their outrigger and would have sliding folding doors and a flat roof which is considered acceptable. No.42 would have a pitched roof and a replacement rear extension which was established acceptable in principle and design under recent permission 2015/5623/P.

The proposed material of brick is considered acceptable as it would match that of the existing houses, it would be conditioned to ensure this.

The flat roof of the proposed extension at No.42 would be conditioned to not be used as a terrace for amenity to remove any potential overlooking and loss of privacy issues.

Due to the nature of the joint application and the size as briefly described above, the proposal would not create any neighbouring amenity impacts. The planning history of the site has been taken into account when coming to this. No objections were received prior to making this decision.

A condition would be required to ensure developments of both properties would be constructed at the same time to ensure each neighbour's amenity is protected.

With the above taken into consideration, the proposed developments are 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. 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, (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, 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.
- 4 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring

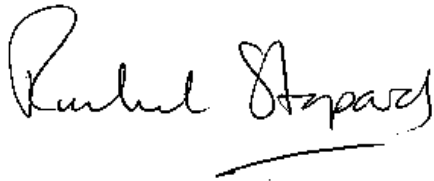
buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

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

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Director of Culture & Environment