

Mr DAVID STATMAN  
Statmans Architects  
17 Cranley Gardens  
Muswell Hill  
London N10 3AA

Application Ref: **2015/5556/P**  
Please ask for: **Shane O'Donnell**  
Telephone: 020 7974 **2944**

17 February 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**51 Agamemnon Road**  
**London**  
**NW6 1EG**

Proposal:  
Erection of a rear extension.  
Drawing Nos: EO99, E101, E102/A, E100, P100A, P102A, P103A, P104A, P105A, P106A.

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: EO99, E101, E102/A, E100, P100A, P102A, P103A,



P104A, P105A, P106A.

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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting permission.

It is considered that the proposed rear extension would not have a detrimental impact on neighbouring amenities or be out of character with the host dwelling or the surrounding area.

The host dwelling would be part of a pair of post-war rebuilds that share a character with each other but are contrary to the character of the surrounding terrace. The proposed rear extension would be full width and would be set off the southern boundary. Given the character of the host dwelling, the rear siting, and the existing built form, it is considered that the proposed extension would not have a detrimental impact on character of the host dwelling or the surrounding area.

On the northern side of the site the neighbouring property, No. 53 has extended along the boundary at ground floor level and has also extended to the rear at two storey level. On this side, the proposed extension would match the depth of the existing built form. On the southern side of the site, the proposed extension has been revised to run just 3.5 metres along the shared boundary with No. 49 at a flat roof height of 2.8 metres with the remaining depth of the extension being set back. Given the revised design of the rear extension and the existing built form, it is not considered that the proposed rear extension would not have a detrimental impact on the light, outlook or privacy of neighbouring occupiers.

The site's planning and appeal history has been taken into account when coming to this decision. No objections have been received following statutory consultation.

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, and policies DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 3.14, 7.4, 7.6 and 7.8 of The London Plan March 2015, consolidated with alterations since 2011; and paragraphs 14, 17, 56 -66 and 126-141 of the National Planning Policy Framework.

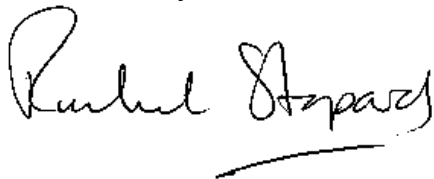
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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 Compliance and Enforcement team [Regulatory Services], 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.
- 4 You are reminded that this decision only grants permission for the proposed rear extension and for that development alone as per the development description. The rear dormer shown on the approved plans does not form part of this approval and for the purposes of this approval the existing roof of the dwelling remains unchanged.

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



Rachel Stopard  
Director of Culture & Environment