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| <b>Delegated Report</b>                                                                                                                                       |  | <b>Analysis sheet</b>          |           | <b>Expiry Date:</b>              |           | 24/05/2016                          |           |
|                                                                                                                                                               |  | N/A / attached                 |           | <b>Consultation Expiry Date:</b> |           | 25/04/2016                          |           |
| <b>Officer</b>                                                                                                                                                |  |                                |           | <b>Application Number(s)</b>     |           |                                     |           |
| Shane O'Donnell                                                                                                                                               |  |                                |           | 2016/1110/P                      |           |                                     |           |
| <b>Application Address</b>                                                                                                                                    |  |                                |           | <b>Drawing Numbers</b>           |           |                                     |           |
| 51 Agamemnon Road<br>London<br>NW6 1EG                                                                                                                        |  |                                |           | Location Plan, PE101, PE102.     |           |                                     |           |
| <b>PO 3/4</b>                                                                                                                                                 |  | <b>Area Team Signature</b>     |           | <b>C&amp;UD</b>                  |           | <b>Authorised Officer Signature</b> |           |
|                                                                                                                                                               |  |                                |           |                                  |           |                                     |           |
| <b>Proposal(s)</b>                                                                                                                                            |  |                                |           |                                  |           |                                     |           |
| Raising front street facing elevation eaves height to match adjacent property eaves, installation of 3 front rooflights and infilling of front door set back. |  |                                |           |                                  |           |                                     |           |
| <b>Recommendation(s):</b>                                                                                                                                     |  | Refused                        |           |                                  |           |                                     |           |
| <b>Application Type:</b>                                                                                                                                      |  | Householder Application        |           |                                  |           |                                     |           |
| <b>Conditions or Reasons for Refusal:</b>                                                                                                                     |  | Refer to Draft Decision Notice |           |                                  |           |                                     |           |
| <b>Informatives:</b>                                                                                                                                          |  |                                |           |                                  |           |                                     |           |
| <b>Consultations</b>                                                                                                                                          |  |                                |           |                                  |           |                                     |           |
| <b>Adjoining Occupiers:</b>                                                                                                                                   |  | No. notified                   | <b>10</b> | No. of responses                 | <b>00</b> | No. of objections                   | <b>00</b> |
|                                                                                                                                                               |  |                                |           | No. electronic                   | <b>00</b> |                                     |           |
| <b>Summary of consultation responses:</b>                                                                                                                     |  | None received                  |           |                                  |           |                                     |           |
| <b>CAAC/Local groups* comments:</b>                                                                                                                           |  | N/A.                           |           |                                  |           |                                     |           |

## Site Description

The application dwelling is a terraced 2 storey building along the south side of Agamemnon Road. No. 51 forms part of a pair with No. 49 which is a post war rebuild. The application site is not in a conservation area and is not listed.

## Relevant History

2016/0744/P Installation of rear dormer and 2 front rooflights Granted 23/02/2016

2015/5556/P Erection of a rear extension. Granted 17/02/2016

## Relevant policies

### **National Planning Policy Framework 2012**

National Planning Practice Guidance

### **London Plan 2016**

#### **Camden LDF Core Strategy 2010**

CS1 - Distribution of growth

CS5 - Managing the impact of growth and development

CS6 - Providing quality homes

CS9 – Achieving a successful Central London

CS14 – Promoting high quality places and conserving our heritage

#### **Camden Development Policies 2010**

DP24 - Securing High Quality Design

DP25 – Conserving Camden's Heritage

DP26 - Managing the impact of development on occupiers and neighbours

Fortune Green and West Hampstead Neighbourhood Plan 2015

#### **Camden Planning Guidance**

CPG1 – Design (July 2015)

CPG 6 – Amenity (September 2011)

## Assessment

### 1.0 Proposal

1.1 Planning permission is sought for the raising of the front street facing elevation eaves height to match adjacent property eaves along the street, installation of 3 front rooflights and infilling of front door set back.

1.2 The proposal would raise the front eaves of the building by 0.8 metres including remodelling the boundary parapet wall with No. 49. The existing building has a setback front door with a brick arch a featured shared with No. 49 Agamemnon Road. The proposal would infill this arched porch area resulting in a rectangular front door. 2 of the proposed 3 rooflights would have a width of 1.1 metres and a length of 0.9 metres. The remaining proposed rooflight would have a width of 0.5 metres and a length of 0.9 metres.

### 2.0 Considerations:

The principal considerations material to the determination of this application are summarised as follows:

- Impact on Design and Surrounding Streetscene.
- Neighbouring Amenity.

### 3.0 Impact on Design and Surrounding Streetscene.

3.1 Council LDF Policy DP24 states that the Council should consider the character, setting, context and the form and scale of neighbouring buildings, and the quality of materials to be used. CPG1 Design Guidance states that: 'Alterations should always take into account the character and design of the property and its surroundings'.

3.2 Along with No. 49, No. 51 forms part of pair of dwellings that are a post war infill along Agamemnon Road. The post rebuild pair has characteristics that are not sympathetic to the surrounding terrace. The eaves of height of the pair is substantially lower than the surrounding terrace building including a large parapet walls both between the post war pair and between the post war pair and neighbouring dwellings.

3.3 The proposed development would only alter No.51 keeping No. 49 as existing. The proposed alterations would bring the eaves height of No. 51 in line with the surrounding terrace. However this alteration and the proposed infilling of the arched porch area would significantly alter No. 51 in relation to No. 49. Although as a pair they share little in common with the surrounding streetscene, their shared characteristics reduces their prominence in the surrounding area. The proposed No. 51 would still be significantly different in character to No. 53 and neighbouring dwellings hence the proposed development would create a third building type in the terrace. The existing post war pair reduce their prominence by being a common pair hence the proposed development would create further discord in the surrounding streetscene.

3.4 In summary, it is considered that the proposed development, raising the eaves height of the existing dwelling and infill the arched porch area would create further discord in the built form of the existing terrace and harming the character of the surrounding area.

### 4.0 Neighbouring Amenity

4.1 Council LDF Policy CS5 seeks to protect the amenity of Camden's residents by ensuring the impact of the development is fully considered. Policy DP26 seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of neighbouring residents.

4.2 The proposed alterations would not have an overbearing or overshadowing impact on neighbouring properties. It is therefore not considered that the proposal would have a detrimental impact on the impact on the light, outlook or privacy of neighbouring occupiers.

### 5.0 Recommendation: Refuse