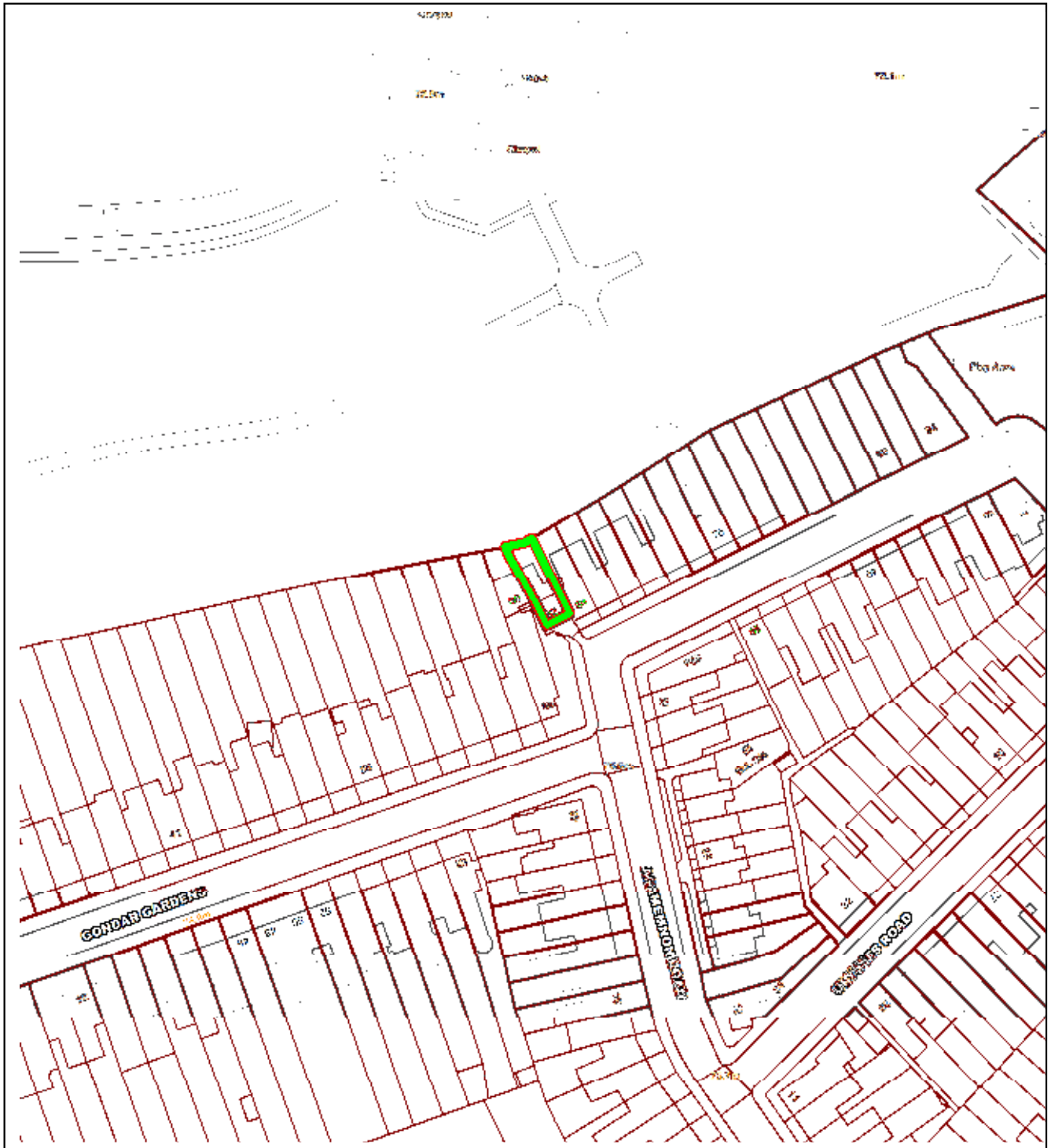


2016/1982/P
62 Agamemnon Road, NW6 1EH



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Photo 1 – Location of infill extension



Photo 2 – Existing single storey extension



Photo 3 – View from first floor rear window to location of extension

Delegated Report		Analysis sheet		Expiry Date:	03/06/2016
(Members Briefing)		N/A / attached		Consultation Expiry Date:	30/05/2016
Officer			Application Number(s)		
Kristina Smith			2016/1982/P		
Application Address			Drawing Numbers		
62 Agamemnon Road London NW6 1EH			Refer to Draft Decision Notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of rear extension at first floor level and rear infill extension at ground floor level					
Recommendation(s):		Grant Conditional Planning Permission			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	06	No. of responses	05	No. of objections	05
			No. Electronic	00		
Summary of consultation responses: <i>Officer response in italics</i>	<p>No's 60, 64 (Ground Floor Flat), 64b, have objected on the following grounds:</p> <ul style="list-style-type: none"> • Loss of daylight/ sunlight <p><i>The roof form has been amended to a hipped roof. See para 4.2 of report.</i></p> <ul style="list-style-type: none"> • Loss of outlook <p><i>As above</i></p> <ul style="list-style-type: none"> • Loss of privacy <p><i>The terrace has been removed from the proposals. See para 4.3 of report</i></p> <ul style="list-style-type: none"> • Overdevelopment of site <p><i>It is considered that given the size of the host dwelling, the extensions would be subordinate additions. A good sized garden would still be retained.</i></p> <ul style="list-style-type: none"> • BRE not submitted with application <p><i>The impact in terms of light is considered to be ok. A BRE is not a requirement in this instance</i></p> <ul style="list-style-type: none"> • Plans not accurately drawn <p><i>Accurate plans have now been received</i></p> <ul style="list-style-type: none"> • Roof terrace would overlook bedroom and garden <p><i>This element of the proposal has been removed</i></p>					
CAAC/Local groups comments:	None					

Site Description

The application site is a part one, part two storey property that has been more recently built, along with its neighbour, on an area of vacant land on the north side of Agamemnon Road. It is situated between two terraces of Victorian terrace properties to the east and south of the site. The rear the property backs on to Hampstead Cemetery.

It is not located in a Conservation Area.

Relevant History

PWX0302053 - Erection of 1st floor roof extension above existing single storey rear extension. **Granted March 2003**

Relevant policies

National Planning Policy Framework (2012)

London Plan 2016

LDF Core Strategy and Development Policies 2010

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

Camden Planning Guidance

CPG1 Design (2015)

CPG6 Amenity (2011)

Assessment

1.0 Proposal

1.1 The applicant seeks permission for the following:

- Erection of rear extension at first floor level and rear infill extension at ground floor level

1.2 During the course of the application the following revisions were negotiated:

- First floor extension reduced in size and flat roof replaced with hipped roof to match neighbour
- Terrace removed from proposal
- Height of infill extension reduced

2.0 Assessment

2.1 The main planning considerations in the assessment of this application are:

- Design (the impact that the proposal has on the character of the host property and the wider area);
- Amenity (the impact of the proposal on the amenity of adjoining occupiers)

3.0 Design and impact on conservation area

3.1 The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy DP24 are relevant to the application: development should consider the character, setting, context and the form and scale of neighbouring buildings, and the quality of materials to be used.

First floor extension

3.2 The proposed first floor extension would be located above the existing single storey rear extension and add an additional 2.3m at its highest point. The roof would be hipped to reduce its bulk and also to create symmetry with the adjoining neighbour at no.61. Although this would not be in accordance with CPG1 (Design) guidance on rear extensions, which recommends they should be located one storey below the eaves, in this case it is considered acceptable given the neighbour's property which it would seek to match. Furthermore two storey rear outriggers are a common feature of the properties along this side of Agamemnon Road. Although the rest of the street is of a different architectural style, the proposed extension would replicate this pattern of development and therefore not look out of character. In this sense the proposals agree with the CPG1 which requires extensions to respect the historic patterns and established townscape of the surrounding area.

3.3 To enable sufficient headroom to access the main part of the house, the eaves on the southern side of the roof would be raised higher than the neighbour's. Although this is not ideal in design terms, it would only be visible from the windows on the adjoining property. A narrow section of the extension would be visible from the front of the property however as the property is set away from the main street, it would not be visible from the streetscene.

3.4 Under previous design guidance, permission was granted in 2003 for a first floor extension of similar massing, scale and design. It is considered that this proposal improves on that permission by virtue of the roof ridge lining up with the neighbour's rather than being uneven.

Ground floor infill extension

3.4 The single storey infill extension would measure 5m deep by 2.15m and be a subordinate addition to the host dwelling. Its height has been negotiated down so it is 2.2m on the party wall, the same height as the existing garden wall. It would have a pitched roof in order to reduce its bulk. In terms of detailed design, the ground floor rear elevation would include timber sliding doors and a large window opening. This is considered

acceptable fenestration at this level and given there are no properties to the rear, would not be visible from anywhere.

4.0 Amenity

4.1 Policy CS5 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. Furthermore Policy DP26 seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of neighbouring residents. This includes privacy, overlooking, outlook and implications for daylight and sunlight. CPG6 seeks developments to be "designed to protect the privacy of both new and existing dwellings to a reasonable degree" and that the Council will "aim to minimise the impact of the loss of daylight caused by a development on the amenity of existing occupiers."

4.2 The first floor extension would be located approx. 3.15m away from the two windows at first floor level on the flank wall of the outrigger of no.64. Although quite close, this is actually more distance than is between the neighbours' windows on the two storey outriggers along the rest of the terrace, which are approx. 2.8m away from each other. At present, the window already faces the flank wall of no.60 approx. 7.6m away so does not currently benefit from good outlook. Furthermore one window appears to serve a bathroom as it's obscure glazed at the bottom, and the other serves a room that has another window on the rear elevation. It is therefore considered to be acceptable impact in terms of outlook.

4.3 By virtue of the hipped roof which reduces the mass of the extension at its highest point, there would be no impact on no.60 in terms of loss of daylight/sunlight. Although there will be some loss of light to the ground floor window of no.64 from the new nearer flank wall, this will not be materially worse than the current situation, and indeed replicates the situation for all other similar windows in this terrace affected by adjoining original 2 storey rear extensions. The height of the infill extension has been reduced to the existing height of the boundary wall to ensure that it does not contribute to a loss of light.

4.4 It is proposed to install a new window opening on the flank wall of the extension. To prevent views into the window opposite at no.64 a condition would be attached to ensure its obscure glazed and fixed shut.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 22nd August 2016, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Mrs Zahraa Marhoon
CANDIDe Design
86-90 PAUL ST
LONDON
EC2A 4NE

Application Ref: **2016/1982/P**
Please ask for: **Kristina Smith**
Telephone: 020 7974 **4986**

16 August 2016

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**62 Agamemnon Road
London
NW6 1EH**

DECISION

Proposal:

Erection of rear extension at first floor level and rear infill extension at ground floor level

Drawing Nos: E01 (21/JUL/2016); E02 (21/JUL/2016); E03 (21/JUL/2016); E04 (21/JUL/2016); E05 (21/JUL/2016); E06 (21/JUL/2016); E07 (21/JUL/2016); E08 (21/JUL/2016); E09 (21/JUL/2016); P01 (21/JUL/2016); P02 (21/JUL/2016); P03 (21/JUL/2016); P04 (21/JUL/2016); P05 (21/JUL/2016); P06 (21/JUL/2016); P07 (21/JUL/2016); P08 (21/JUL/2016); P09 (21/JUL/2016)

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).

Executive Director Supporting Communities



- 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: E01 (21/JUL/2016); E02 (21/JUL/2016); E03 (21/JUL/2016); E04 (21/JUL/2016); E05 (21/JUL/2016); E06 (21/JUL/2016); E07 (21/JUL/2016); E08 (21/JUL/2016); E09 (21/JUL/2016); P01 (21/JUL/2016); P02 (21/JUL/2016); P03 (21/JUL/2016); P04 (21/JUL/2016); P05 (21/JUL/2016); P06 (21/JUL/2016); P07 (21/JUL/2016); P08 (21/JUL/2016); P09 (21/JUL/2016)

Reason:

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

- 4 The window opening to be created on the side elevation at first floor level shall be glazed in obscure glass and fixed shut prior to first occupation. It shall be permanently retained and maintained as such thereafter.

Reason: In order to protect the privacy of 64 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.

Informative(s):

- 1 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).
- 2 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.

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

Executive Director Supporting Communities

DRAFT

DECISION