

Mr Neri Peshkepija  
Tickglobe Ltd  
67 River Avenue Palmers Green  
London N13 5RP United Kingdom

Application Ref: **2017/3915/P**  
Please ask for: **Lisa McCann**  
Telephone: 020 7974

4 October 2017

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

#### **Householder Application Granted**

Address:  
**90 Agamemnon Road**  
**NW6 1EH**

Proposal:  
Erection of single storey rear infill extension with glazed roof  
Drawing Nos: Location plan, AGAMEMNON90 01, AGAMEMNON90 02, AGAMEMNON90 03A.

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 D1 [and D2 if in CA] of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location plan, AGAMEMNON90 01, AGAMEMNON90 02, AGAMEMNON90 03A.

Reason:

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

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that 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, Judd St, Kings Cross, London NW1 2QS (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 Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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.
- 3 Reasons for granting permission.

The proposed single storey rear infill extension with glazed roof is considered as a subservient addition to the main dwelling and is acceptable.

The proposed extension would be located on the boundary with the adjoining property No.92 Agamemnon Road. The proposal has been amended since it was originally submitted with the eaves height being reduced to along the shared boundary with no. 92. The revised plans submitted include a pitched roof design measuring 2.2m at the eaves along the shared boundary above the neighbour's ground level at no. 92. This is considered acceptable in terms of both design and amenity to the neighbour at no.92.

The plans submitted indicate that the proposed extension would not project beyond the existing two storey rear outrigger currently in situ at the subject property. The proposed extension would therefore be buffered from view from the occupants of no. 88 by the existing built form at the subject property and would not give rise to

any detrimental impact on this neighbours amenity.

The materials of the proposed brick walls, aluminium sliding doors to the rear and glazed roof are also considered acceptable as they would respect the original character of the main dwelling.

The planning history of the site has been taken into account when coming to this. No objections were received prior to making this decision.

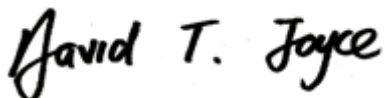
As such, the proposal is in general accordance with Policies D1 and A1 of the Camden Local Plan 2017, CPG1 and CPG6 of the Camden Planning Guidance, and Policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015. The proposed development also accords with the policies of the London Plan 2016 and National Planning Policy Framework 2012.

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 that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce  
Director of Regeneration and Planning