

Rachel Douek
15 Agamemnon Road
London
NW6 1EJ

Application Ref: **2017/5385/P**
Please ask for: **Tessa Craig**
Telephone: 020 7974 **6750**

30 October 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
15 Agamemnon Road
London
NW6 1EJ

Proposal:
Erection of single storey ground floor rear infill extension to single dwelling house (Class C3).

Drawing Nos: Design and Access Statement September 2017, PD 1000, PD 1010, PD 1011, PD 1012, PD 1020, PD 1022, PD 1021, PD 1200, PD 1210, PD 1300 and PD 1310.

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:

Design and Access Statement September 2017, PD 1000, PD 1010, PD 1011, PD 1012, PD 1020, PD 1022, PD 1021, PD 1200, PD 1210, PD 1300 and PD 1310.

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

Informative(s):

- 1 Reason for granting permission:

The side infill extension is a modest addition to the property, which is considered to be subservient to the host building. The extension shall include brick to match the main property with aluminium framed glazed doors in the rear. Whilst modern in design, it is well considered and would not harm the proportions of the host property nor the wider area. The materials used are considered to be acceptable in the rear elevation in this instance.

The proposed side infill extension is not considered harmful in terms of impact on neighbours' amenity. This is primarily due to the design as well as the break in the terrace between the host property and number 17. The extension includes a sloped roof and shall be a maximum of 2.8m at the boundary and therefore it is not considered harmful loss of light or outlook would occur. The glazed sliding doors shall face the garden of the main property and therefore loss of privacy would not result.

A site notice was displayed. No objections have been received prior to making this decision. The site's planning history was taken into account in coming to this decision.

As such, the proposed development is in general accordance with policies A1 and D1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

- 2 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).

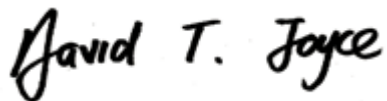
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, 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.

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