

Application ref: 2017/4587/P  
Contact: Emily Whittredge  
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Date: 28 March 2018

**Development Management**  
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Nicholas Jamieson Architect  
10 Tarleton Gardens  
London  
SE23 3XN

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Householder Application Granted

Address:  
**94 Agamemnon Road**  
**London**  
**NW6 1EH**

Proposal: Erection of two storey rear extensions, and erection of outbuilding to replace existing garage.

Drawing Nos: 466/1, 466/2, L(--)-34 Rev B, L(--)-33 Rev B, L(--)-32 Rev A, L(--)-31 Rev A, L(--)-26 Rev A, L(--)-25 Rev B, L(--)-24 Rev B, L(--)-23 Rev B, L(--)-22 Rev B, L(--)-21 Rev B, L(--)-16 Rev A, L(--)-15 Rev B, L(--)-14 Rev B, L(--)-13 Rev A, L(--)-12 Rev A, L(--)-10 Rev A, L(--)-09 Rev A, L(--)-08 Rev A, L(--)-07 Rev A, L(--)-06 Rev A, OS Location Plan, Tree Report.

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 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 4466/1, 466/2, L(-- )34 Rev B, L(-- )33 Rev B, L(-- )32 Rev A, L(-- )31 Rev A, L(-- )26 Rev A, L(-- )25 Rev B, L(-- )24 Rev B, L(-- )23 Rev B, L(-- )22 Rev B, L(-- )21 Rev B, L(-- )16 Rev A, L(-- )15 Rev B, L(-- )14 Rev B, L(-- )13 Rev A, L(-- )12 Rev A, L(-- )10 Rev A, L(-- )09 Rev A, L(-- )08 Rev A, L(-- )07 Rev A, L(-- )06 Rev A, OS Location Plan, Tree Report.

Reason:

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

- 4 Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the local planning authority in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in relation to design, demolition and construction". All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

#### Informative(s):

- 1 The proposed two storey extension to the rear would form a double-fronted building archetype in the same character as no. 3 Ajax Road, extending the Ajax Road frontage in a symmetrical manner. The design of the original building would be replicated exactly in terms of bulk, roof form, architectural details, materials and colour.

The proposed two-storey rear wing facing Hampstead Cemetery, would replicate the existing closet wing in terms of its form, bulk and detailed design, maintaining the historic pattern of development within the rear of the terrace. The proposed rooflights within the rear roof are considered to be acceptable in terms of visual impact. At the ground floor level, a large opening with metal sliding doors would not be visible from the public realm and is of an acceptable design. All other windows in the development are timber to match the originals. Due to the relative positioning of the extension and the unique site layout, the proposed works would not result in the loss of outlook, natural light or privacy to any adjoining neighbour.

The proposed outbuilding would replace an existing flat roofed single garage at the

bottom of the garden, and would be 500mm higher than the existing, but would have a hipped roof. Due to the modest increase in height, the north facing orientation of the garden and the existing tree cover, the proposed 3.2m high outbuilding would not have a significant adverse impact on the amenity of the adjoining occupiers, in terms of light, outlook or overbearing, and would have a similar impact as the existing garage.

The arboricultural report submitted with the application has been reviewed by the Council's Trees officers and is considered sufficient, subject to a condition requiring tree protection details to be submitted.

An objection was received from the only neighbouring property, no. 92., in respect of the loss of the garage for parking, construction impacts, insulation, party wall issues, impact on views along the rear of the terrace, overlooking and loss of light. The objection also relates to development that is not proposed, including a covered link to the outbuilding and extension of the cellar. There would be no link between the house and the outbuilding, and no excavation or extension to the existing cellar is proposed as part of this application.

Construction-related noise is considered temporary in nature and able to be managed by the Control of Pollution Act 1974. Issues of building regulations and party wall matters are not material planning considerations. The proposed development would not obscure views of the rear of the terrace; however, retention of this view is not considered to be relevant in planning terms. The loss of the on-site parking complies with transport policy T2 of the Local Plan and is acceptable.

For the reasons outlined above, and by virtue of the unusual layout and design of application property, the proposed extensions would be sympathetic to the architectural character and scale of the host building, the terrace and the wider street scene. It would not result in adverse impacts to transport, residential amenity, or trees.

The planning history of the site has been taken into account when coming to this decision. The proposed development is in general accordance with the Camden Local Plan 2017, with particular regard to policies A1, A2, A3, D1, and T2. 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

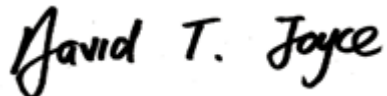
difficulty in carrying out construction other than within the hours stated above.

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 style with a large initial 'D' and 'J'.

David Joyce  
Director of Regeneration and Planning