

2016/6669/P - 26 Agamemnon Road, NW6 1DY



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Photo 1- Existing Rear Extension



Photo 2- Existing Rear Extension



Photo 3- Side Alley



Photo 4- Boundary Treatment

| | | | | |
|--|---------------------------------------|-----------------------|--|------------|
| Delegated Report | | Analysis sheet | Expiry Date: | 30/01/2017 |
| | | N/A | Consultation Expiry Date: | 10/01/2017 |
| Officer | | | Application Number | |
| Tessa Craig | | | 2016/6669/P | |
| Application Address | | | Drawing Numbers | |
| Flat Ground Floor 26 Agamemnon Road London NW6 1DY | | | 1609-01_PL_001, 1609-01_PL_002, 1609-01_PL_003, 1609-01_PL_101 Rev A, 1609-01_PL_102 Rev A and 1609-01_PL_103 Rev A. | |
| PO 3/4 | Area Team Signature | C&UD | Authorised Officer Signature | |
| | | | | |
| Proposal | | | | |
| Erection of single storey side infill and rear extension. Installation of Juliette balcony in rear elevation at first floor. | | | | |
| Recommendation: | Grant Conditional Planning Permission | | | |
| Application Type: | Full Planning Permission | | | |

| | | | | |
|---|---|-----------|-------------------|-----------|
| Conditions or Reasons for Refusal: | Refer to Draft Decision Notice | | | |
| Informatives: | | | | |
| Consultations | | | | |
| Adjoining Occupiers: | No. of responses | 04 | No. of objections | 04 |
| | No. electronic | 04 | | |
| Summary of consultation responses: | <p>A site notice was displayed on 20/12/2016.</p> <p>Consultation responses were received from:</p> <ul style="list-style-type: none"> • 22 Agamemnon Road; • 24 Agamemnon Road; • 28 Agamemnon; • 36 Agamemnon. <p>The objections relate to:</p> <ul style="list-style-type: none"> • Privacy (<i>the terrace has now been removed from the proposal</i>); • Precedence (<i>the terrace has been removed</i>); • Loss of light (<i>the maximum height shall not exceed the existing boundary wall</i>); • Too many tenants (HMO) (<i>that the ground floor flat is being used as an unlicensed HMO has been reported to Housing to investigate</i>); • Noise disturbance (<i>noise from construction is managed by the Control of Pollutions Act 1974. The Council is not able to control which tenants occupy a private property</i>); • Parking pressure (<i>the proposal does not allow the occupant anymore parking permits than the existing situation</i>); • Impact on property price (<i>this is not a material planning consideration</i>); • Structural damage (<i>any works on party walls would be required to be dealt with through the Party Wall Act, the Council would not be part of this agreement</i>). | | | |
| CAAC/Local groups comments: | N/A | | | |

Site Description

The subject site is located on the west side of Agamemnon Road. The building is a three storey brick property which has been sub-divided into two flats and includes an existing rear extension off the closet wing. The property is not listed and nor is it within a conservation area. This application relates to the ground floor flat.

Relevant History

2016/7018/P - Loft conversion involving the installation of a rear dormer extension, 3 x front rooflights and 2 x rear rooflights. Currently being processed.

CTP/F3/7/E/18681 - The erection of a rear ground floor extension. Granted 13/06/1974.

CTP/F3/7/E/10648 - The conversion of 24-26 Agamemnon Road, N.W.6. into four self-contained flats. Granted 31/03/1971.

Relevant policies

National Planning Policy Framework 2012

The London Plan March 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) 2013

Fortune Green & West Hampstead Neighbourhood Plan Adopted March 2015

Assessment

1.0 Proposal

1.1 Planning permission is sought for a side infill and rear extension to replace an existing part width extension which projects from the closet wing. The rear projection would extend 3.2m beyond the rear wall of the original closet wing and be 5.9m wide (full width). The height of the extension would be 2.9m at the highest point with a flat roof and would be constructed from brick to match the main property, a timber frame and obscure glazed rooflights. There would be a 2m deep courtyard next to the rear wall of the main property to provide light to the ground floor. The first floor window on the closet wing would also be replaced with a door and Juliette balcony.

1.2 The proposal was revised to remove a first floor roof terrace and replace it with a Juliette balcony.

2.0 Assessment

2.1 The main issues to be considered are the proposed design and the impact of the development on neighbours' amenity.

Design

- 2.2 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.
- 2.3 CPG1 Design guidance recommends alterations take into account the character and design of the property and surroundings, windows, doors and materials should complement the existing building, and rear extensions should be secondary to the main building.
- 2.4 The proposed side infill and rear extension would be constructed from materials which are considered sympathetic to the main property (brick to match, timber frame and double glazing). The depth of the extension would match the existing part width conservatory but will also include the side infill space. The height of the extension does not exceed 3.29m which is the height of the existing extension. It is considered the flat roof minimises the bulk of the extension and that the development would be subservient to the main property. The proposal is therefore considered acceptable in terms of design.

Amenity

- 2.5 CPG6 Amenity states: *“Development should be designed to protect the privacy of both new and existing dwellings to a reasonable degree. Spaces that are overlooked lack privacy. Therefore, new buildings, extensions, roof terraces, balconies and the location of new windows should be carefully designed to avoid overlooking. The degree of overlooking depends on the distance and the horizontal and vertical angles of view. The most sensitive areas to overlooking are:*
- *Living rooms;*
 - *Bedrooms;*
 - *Kitchens; and*
 - *The part of a garden nearest to the house.”*
- 2.6 The proposed extension would not exceed the depth or height of the existing rear extension and therefore would have no adverse impact on number 24 Agamemnon Road. Whilst number 28 does not have a side infill extension, the height of the extension would not exceed 2.9m (0.4m higher than the existing boundary fence) at the boundary with 28 Agamemnon Road and the use of a flat roof would mean loss of light would not be a concern. It is not considered the side infill and rear extension would result in any undue loss of privacy given the glazed doors face the rear garden. The development is considered acceptable in terms of amenity.

3.0 Recommendation

- 3.1 Grant conditional planning permission.

Disclaimer:

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 6th February 2017, 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'.

Mr Joe Wright
Joe Wright Architects Ltd
14 Manchester Road
South Tottenham
N15 6HP

Application Ref: **2016/6669/P**
Please ask for: **Tessa Craig**
Telephone: 020 7974 **6750**

26 January 2017

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Flat Ground Floor
26 Agamemnon Road
London
NW6 1DY

DECISION

Proposal: Erection of single storey side infill and rear extension. Installation of Juliette balcony in rear elevation at first floor.

Drawing Nos: 1609-01_PL_001, 1609-01_PL_002, 1609-01_PL_003, 1609-01_PL_101 Rev A, 1609-01_PL_102 Rev A and 1609-01_PL_103 Rev A.

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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:

1609-01_PL_001, 1609-01_PL_002, 1609-01_PL_003, 1609-01_PL_101 Rev A, 1609-01_PL_102 Rev A and 1609-01_PL_103 Rev A.

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

Informatives:

- 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.
- 3 The Mayor of London introduced a Community Infrastructure Levy (CIL) to help pay for Crossrail on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay this CIL. It will be collected by Camden on behalf of the Mayor of London. Camden will be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable.

The proposed charge in Camden will be £50 per sqm on all uses except affordable housing, education, healthcare, and development by charities for their charitable purposes. You will be expected to advise us when planning permissions are

implemented. Please use the forms at the link below to advise who will be paying the CIL and when the development is to commence. You can also access forms to allow you to provide us with more information which can be taken into account in your CIL calculation and to apply for relief from CIL.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will then issue a CIL demand notice setting out what monies needs to paid when and how to pay. Failure to notify Camden of the commencement of development will result in a surcharge of £2500 or 20% being added to the CIL payment. Other surcharges may also apply for failure to assume liability and late payment. Payments will also be subject to indexation in line with the construction costs index.

Please send CIL related documents or correspondence to CIL@Camden.gov.uk

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

DECISION