

Application ref: 2019/5001/P
Contact: Emily Whittredge
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Date: 29 January 2020

Development Management
Regeneration and Planning
London Borough of Camden
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Douglas Architects
Douglas Architects
Unit 1
69A Southgate Road
London
N1 3JS

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

43 Agamemnon Road
London
NW6 1EG

Proposal:

Erection of single storey rear and side return extension.

Drawing Nos: AGA_EX_101, AGA_EX_01, AGA_EX_02, AGA_EX_03, AGA_EX_04,
AGA_PL_01, AGA_PL_02_A, AGA_PL_03_A, AGA_PL_04, Design and Access
Statement (Douglas Architects, Sept 2019).

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 and Policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: AGA_EX_101, AGA_EX_01, AGA_EX_02, AGA_EX_03, AGA_EX_04, AGA_PL_01, AGA_PL_02_A, AGA_PL_03_A, AGA_PL_04.

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

Informative(s):

- 1 Reasons for granting permission.

The proposed replacement extension is similar in scale and character to the rear extensions at both neighbouring properties. Rear extensions are characteristic of the immediate area, and most include extensive areas of glazing. The extension will replace a conservatory with a rear extension and side return infill, similar to the development granted at neighbouring no. 45 under application 2015/4079/P.

The extension will have an asymmetric roof form matching the height and length of no. 45 on the boundary, and will be 0.1m longer and approximately 0.5 higher at the eaves than the conservatory at no. 41, but the same height at the ridge (as the roof of no. 41 is monopitch). The proposed extension is appropriate in appearance and respects the characteristics of the host building and the adjoining properties. The structure will appear subordinate to the host building in respect of its siting, scale, height and design.

Comments were received from neighbouring occupants of 41 and 45 regarding the height of the proposal and impact on light. No. 41's extension is a fully glazed conservatory and although the proposed extension will be slightly higher, it will not significantly affect light to the property compared with the existing structure. The gardens are orientated to the south east, and due to its siting, the extension will not obstruct any light coming from the south to the neighbouring conservatory. Comments were also received from the neighbours regarding guttering, foundations, ventilation and damage to the boundary fence; however, these are not planning matters.

The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1 and D1 of the London Borough of Camden Local Plan 2017 and policy 2 of The Fortune Green and West Hampstead Neighbourhood Plan 2015. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2019.

- 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.
- 4 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 5 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

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, appearing to read 'DPope', written in a cursive style.

Daniel Pope
Chief Planning Officer