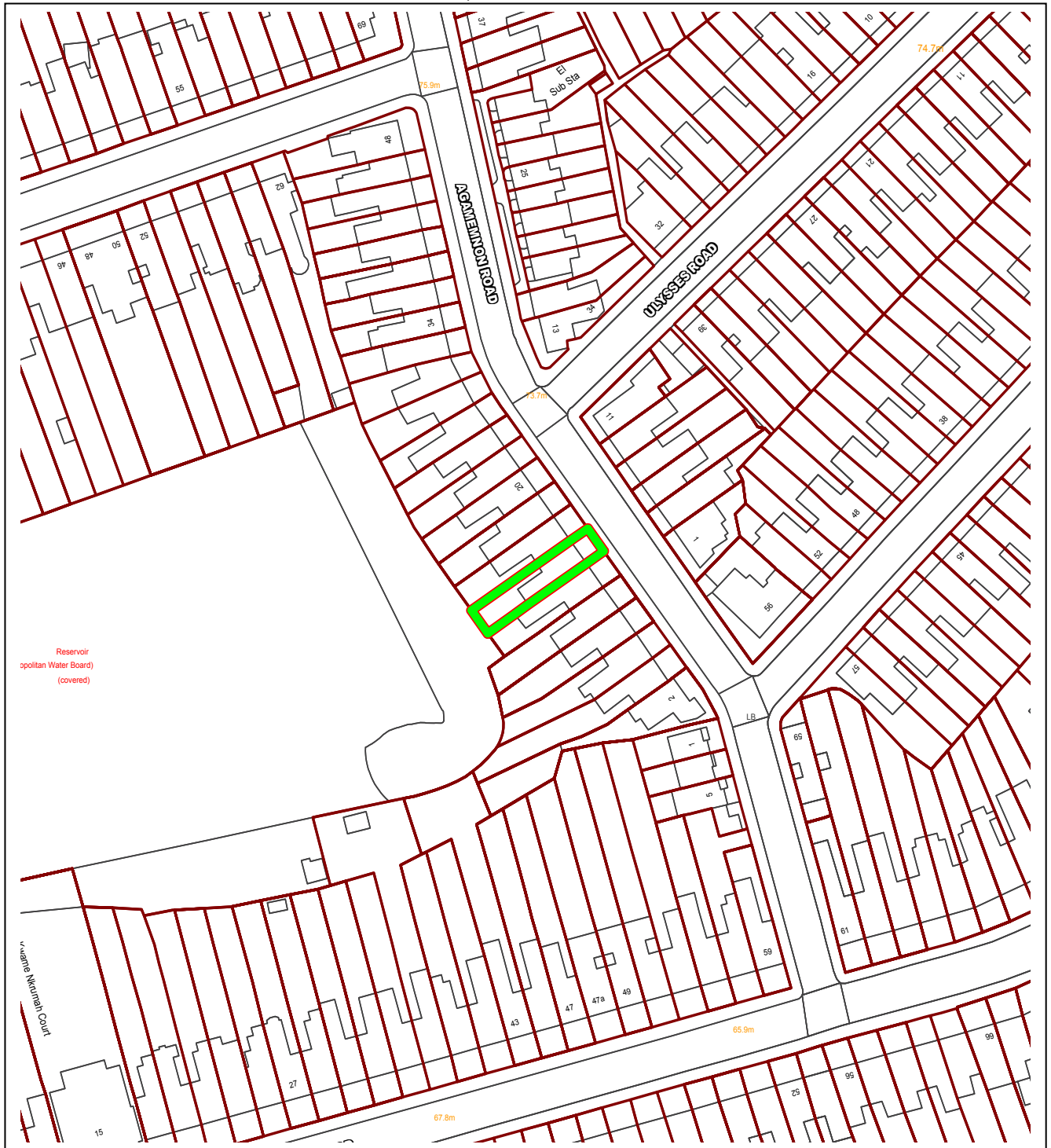


2019/5556/P - Flat A, 14 Agamemnon Road, NW6 1DY



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2019/5556/P - Flat A, 14 Agamemnon Road, NW6 1DY



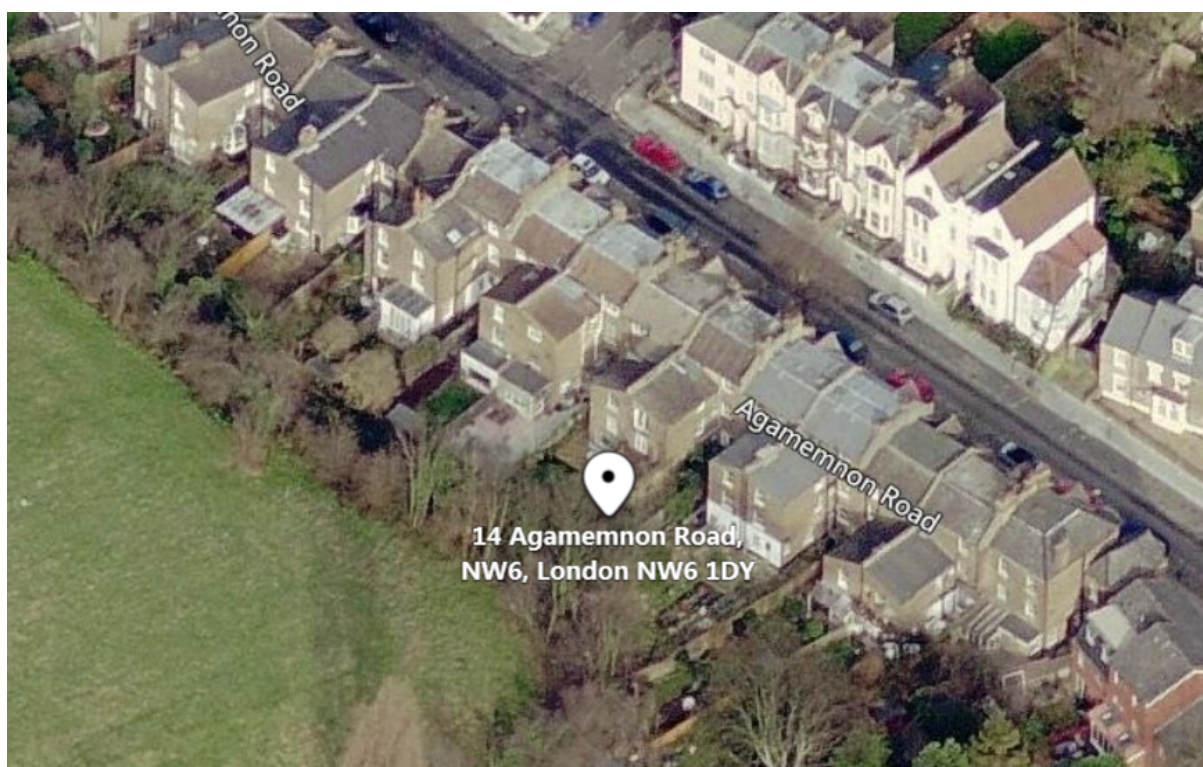
1. The rear elevation with no. 16 Agamemnon Road.



2. Showing the rear elevation with no. 12 Agamemnon Road.



3. Showing the rear garden to be retained.



4. Aerial view.

Delegated Report		Analysis sheet	Expiry Date:	23/01/2020
(Members Briefing)		N/A / attached	Consultation Expiry Date:	27/12/2019
Officer		Application Number(s)		
Obote Hope		2019/5556/P		
Application Address		Drawing Numbers		
Flat A, 14 Agamemnon Road London NW6 1DY		See decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of single storey side/rear extension.				
Recommendation(s):	Grant Planning Permission			
Application Type:	Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	5	No. of responses	05	No. of objections	05
			No. Electronic	05		
Summary of consultation responses:	A site notice was displayed from 13/12/2019 (expiry 27/12/2019).					
	5 x objections were received from surrounding occupiers, their comments can be summarised as follows: <div><div>1. stability of the building;</div><div>2. significant subsidence issues;</div><div>3. dirt and debris;</div><div>4. security measures;</div><div>5. removing a section of grassland which backs onto the local eco-system;</div><div>6. visual impact of the proposal;</div><div>7. there is no side access and how would rubbish, material and labour be taken to and from the property and its impact;</div><div>8. impact on privacy of the bedroom window.</div><div>9. The owners are in breach of their and our lease which is there to protect us and our property.</div></div>					
	<u>Officer response:</u> <div><div>1. It is not anticipated that the proposed extension would have an impact with the stability of the building given its scale. The scheme would not result in substantial excavation works, it's proposed to do minor excavation works that would be the equivalent to underpinning of the building and this element would be regulated by Building Control under The Building Regulation 2010. An informative would be attached informing the applicant/agent to contact Building Control.</div><div>2. The Building Regulations 2010 cover the construction and extension of buildings, including issues and these regulations are supported by Approved Documents. Approved Documents set out detailed practical guidance on compliance with the regulations.</div><div>3. Noise, dirt and debris in regards to the demolition and construction works is subject to control under the Control of Pollution Act 1974 and an informative will be attached to the decision notice.</div><div>4. The proposal is considered not to result in a significant risk to safety and security, and refusal would not be warranted on this basis.</div><div>5. The side and rear elevations are currently paved and the proposal would not have a significant impact with the local eco-system.</div><div>6. The siting, scale, design, material finish and subsequent visual impact of the proposal are considered to be acceptable.</div><div>7. It appears as though access for construction purposes would be through the communal corridor; given the scale of this proposal, the transportation of materials and refuse would not be a material</div></div>					

	<p><i>consideration in the determination of the application. Any dispute should be privately resolved between both parties.</i></p> <p>8. <i>The proposed plans/ elevation drawings shows that the applicant Flat A occupies the ground floor. As such, it is not anticipated that the rear extension would result in unduly harmful levels of overlooking to neighbouring properties.</i></p> <p>9. <i>The lease and free holder dispute is not material consideration when determining this planning application. This is a civil matter to be resolved between the parties.</i></p>
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<p>Fortune Green and West Hampstead Neighbourhood Forum comments:</p>	<p>No comment was received from the Fortune Green and West Hampstead Neighbourhood Forum.</p>
<p>Site Description</p>	
<p>The host building is a three storey terraced property divided into four self-contained flats. The host building is located on the west side of Agamemnon Road towards the junction with Ulysses Road. T</p> <p>The properties are not listed, nor are they within a conservation area; however, the host building is located in the Fortune Green and West Hampstead Neighbourhood Area.</p>	
<p>Relevant History</p>	
<p><u>Application site</u></p> <p>CTP/F3/7/19/19065 – Planning permission for the change of use to 4 self-contained unite, including works of conversion. Granted 08/09/1974.</p> <p>CTP/F3/7/19/15392 – Planning permission for erection of a roof extension at 14, Agamemnon Road, N.W.6, and the conversion of the property into 4 self-contained flats. Granted 30/04/1973.</p> <p>Adjoining neighbouring sites</p> <p><u>16 Agamemnon Road</u></p> <p>2017/6387/P - Single storey side and rear extension at ground floor level, after the demolition of the existing ground floor bathroom and kitchenette; alterations to openings on all elevations. Granted on 27/12/2017.</p> <p><u>12 Agamemnon Road</u></p> <p>8702891- Planning permission for the change of use and works of conversion including the erection of a single storey rear extension to provide three self-contained flats. Granted on 30/09/1987.</p>	

Relevant policies

National Planning Policy Framework (2019)

The London Plan (2016)

Draft New London Plan (2019)

Camden Local Plan (2017)

G1 - Delivery and location of growth

A1 - Managing the impact of development

D1 - Design

Camden Planning Guidance

CPG - Altering and Extending Your Home (2019)

CPG - Amenity (2018)

Fortune Green and West Hampstead Neighbourhood Forum (2015)

Policy 2 - Design and Character

Assessment

1. Background / Proposal

1.1. The applicant seeks permission for the following works:

- Rear extensions at ground floor would measure 3.2m in depth and 3.7m width; it would have a flat roof with a ridge at 3.3m, with a mono-pitched roof to the side sloping downwards to an eaves height on the boundary with no. 16 measuring 2.4m in height (at its lowest point).
- Lowering of ground floor by 300mm.
- With a series of 5 x rooflights to the mono-pitched roof.
- A lightwell is proposed to the flank elevation measuring approximately 2.0m in depth and 2.1m in width.

1.2. During the course of the application, the following revisions were made:

- Introduction of a mono pitched roof to the flank elevation and alterations to the design of the rear extension. The height of the extension has been reduced from 3.3 to 2.4 on the boundary with no 16, and the alterations to the rear elevation include new copingstone and rooflight arrangement.

2. Assessment

2.1. The planning considerations material to the determination of this application are as follows:

- Design
- Amenity

3. Design

3.1 The Council's design policies are aimed at achieving the highest standard of design in all developments. Policy D1 states that all development should consider the character, setting, context and the form and scale of neighbouring buildings whilst Policy A8 'High quality design and a good standard of amenity' of the Fortune Green and West Hampstead Neighbourhood Plan (2015) states that good design should incorporate the highest quality materials and designs appropriate to its context.

- 3.2 It is proposed to extend the property at ground floor level with a full-width rear extension measuring approx. 3.2m along the existing paved patio area providing an additional 15.5sq.m of residential floor area and would be a similar depth with the neighbouring property no. 12 Agamemnon Road. The extension would adjoin the neighbour's extension, and would be of an appropriate scale. It is considered to constitute a subordinate addition to the host building and would serve to retain approximately 69 percent of the garden area.
- 3.3 The extension would also partly infill the existing side patio area. It would be constructed with a mono pitched roof with a series of rooflights. A small lightwell area of 4.41sq.m is proposed with door from the bedroom and a new window is proposed to provide natural light into the study. The extension would not be prominent and would be read in context with no. 16 Agamemnon Road and would only be visible from limited vantage points from the rear gardens of the properties on Agamemnon Road.
- 3.4 The ground floor extensions would be constructed using London Stock Bricks, with Aluminium sliding door to the rear elevation and timber framed door. The proposed lightwell would consist of a timber framed door and window. The extension is considered to be a subordinate addition to the property that would not detract from the rear elevation particularly by virtue of its location, context with the neighbouring properties and the lack of prominence in the public views. The proposal is therefore considered to preserve the character and appearance of the property and wider area.
- 3.5 The proposed rooflights are considered acceptable and would be set flush within the roof plane so as not to noticeably project above the roof finish. Furthermore, they would not be widely visible given their positions towards the rear of the building. The proposal is considered to be appropriate in terms of its' design, proportions, location, colour, and the materials used. Thus, the proposal would be in general accordance with Council policies and guidance, and would not alter or detract from the character and appearance of the host building or the wider area.
- 3.6 The green sedum roof is considered acceptable in principle and will enhance biodiversity. Notwithstanding this, a condition would be attached for the details to be submitted and approved prior to the commencement of this element of the scheme.
- 3.7 Overall, it is considered that the proposal by reason of its siting, scale, design and material finish, would not harm the character and appearance of the host building and rear elevations of the terrace. It is considered to comply with policies D1 (Design) of the London Borough of Camden Local Plan 2017 and Policy 2 (Design and Character) of the Fortune Green and West Hampstead Neighbourhood Plan 2015.

4. Amenity

- 4.1 The proposed infill extension would be located along the boundary with no. 16 that was granted planning permission for a similar sized extension in 2017 (ref: 2017/6387/P). Given the proposed height on the boundary, the proposal is considered not to result in undue harm to the occupants of no.12.
- 4.2 The proposal is considered not to result in undue harm to the daylight/sunlight, outlook, privacy or other amenity of occupiers of surrounding properties.

5. Conclusion

- 5.1 Grant planning permission subject to conditions

The decision to refer an application to Planning Committee lies with the Director of Regeneration and

anning. Following the Members Briefing panel on Monday 24th February, 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'.

Application ref: 2019/5556/P
Contact: Obote Hope
Tel: 020 7974 2555
Date: 18 February 2020

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk

Alex Nacu Architects
107 West End Lane
London
NW6 4SY

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat A, 14 Agamemnon Road
London
NW6 1DY

Proposal: Erection of single storey extension side and rear extension.

Drawing Nos: 10; 101 REVA; 110; 201; 211 REVA; 301; 311 REVA and Design and Access Statement commissioned by Alex Nacu Architects no date.

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 10; 101 REVA; 110; 201; 211 REVA; 301; 311 REVA and Design and Access Statement commissioned by Alex Nacu Architects no date.

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

- 4 Prior to commencement of the relevant part of the development, full details in respect of the living roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include:
 - i. a detailed scheme of maintenance
 - ii. sections at a scale of 1:20 with manufacturers details
 - iii. full details of planting species and density

The living roofs shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

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 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

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

Director of Regeneration and Planning

DRAFT

DECISION