

Mr Elie Osborne
4D Planning
86-90 Paul Street
3rd Floor
London
EC2A 4NE
United Kingdom

Application Ref: **2017/6387/P**
Please ask for: **Nastassja Lazarus**
Telephone: 020 7974

27 December 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
16 Agamemnon Road
LONDON
NW6 1DY

Proposal:
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.
Drawing Nos: Existing: (16AR): 01, 02, 03, 05, 07, 09 and 11.
Proposed: (16AR): 04, 06, 08, 10, 12 and 13.

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: Existing: (16AR): 01, 02, 03, 05, 07, 09 and 11. Proposed: (16AR): 04, 06, 08, 10, 12 and 13.

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

- 4 The area of flat roof to the single storey extension hereby approved shall at no point be used as an amenity area / terrace.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy A1 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 Reasons for granting permission:

A single storey side and rear extension at ground floor level (after demolition of the existing rear extension), and alterations to openings on all elevations. Overall the proposal is considered to be acceptable as it would be of an acceptable bulk, mass and design.

The extension would be screened from the street behind the bulk of the existing dwelling and would not be visible in any public view. The side extension would be 2.65 metres in height on the boundary to No. 14, and would be approximately

5.83m in depth along this boundary, measured from the back of the existing side extension (it would be 8.13m in depth when measured from the back of the main building). The rear extension would be approximately 2.25m deep on the boundary to No. 18 (the same depth as the existing rear extension, to be demolished). The proposed rear extension would be approximately 2.90m in height on the boundary to No. 18 (3.25m including the parapet). The existing height on the boundary to No. 18, including the parapet is approximately 2.7m.

Proposals also include alterations to the size, style and fenestration of window openings to the front and rear elevations. And the minor repositioning of one window on the side elevation.

The extension would not be overly large in size, relative to the plot and host dwelling and sufficient garden space would be retained. Due to the size and ratio of the rooflight to the proposed flat roof, it is considered that a green roof would not be a viable option in this location.

The roof of the side extension would be constructed from glass panels and the roof of the rear extension would be constructed from a single ply rubber membrane. Openings to both the rear and side extension would be made from aluminium, powder coated matt grey. External walls of the proposed extension would be constructed from matching stock bricks, in keeping with the host dwelling. Window replacements would be of a traditional style, constructed from timber and painted white, in keeping with the host dwelling.

It is therefore considered that the size, design and materials of the proposed extension would be in keeping with the host building and adjoining dwellings in the terrace. Overall the proposed extensions would remain acceptable in terms of the impacts caused to the host property and row of dwellings. Proposals to replace and re-instate original windows to the front elevation with ornate fenestration, similar to that at No. 18 is supported, as this would result in a positive contribution to the street. The re-introduction of traditional sash windows to the rear elevation is also welcome, as this would be in keeping with existing rear facing openings in the terrace.

It is acknowledged that the proposed extension would result in a minor loss of sunlight, daylight and outlook to the ground floor kitchen and outlook and daylight to one bedroom at No. 14. However, taking into account the presence of the existing side extension at No. 16, which is 3.18m in height and 2.31m deep, and that the bedroom directly faces the existing side extension, it is considered that the cumulative impact of the proposed side extension (which is 2.65m in height) would not result in detrimental amenity impacts for occupiers of No. 14. as the proposed rear extension would not be deeper or significantly higher than the existing rear extension (to be demolished), and the sloping roof would mitigate the impact on light and outlook. No concerns are raised regarding detrimental impacts to amenity for occupiers of No. 18

Therefore, the size, location and height of the proposal would not adversely harm the amenity of residential occupiers in terms of loss of daylight, sunlight, outlook or privacy for adjoining occupiers.

Continued in informative no.4.

4 Reason for granting permission, continued:

No objections have been received. The sites planning history and relevant appeal decisions were 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. The development also accords with policies 2 and 17 of the Fortune Green and West Hampstead Neighbourhood Plan (2015) as well as the London Plan 2016 and the NPPF 2012.

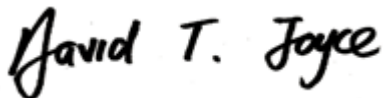
5 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with 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