

Application ref: 2020/2057/P
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Date: 4 August 2020

Development Management
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London Borough of Camden
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Mr L Huntington
Flat A
14 Agamemnon Road
London
NW6 1DY

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**14 Agamemnon Road
London
NW6 1DY**

Proposal:

Erection of single storey side and rear extension.

Drawing Nos: PP-011-10; PP-011-110; PP-020-201 REVA; PP-011-201-Existing; PP-020-211; PP-011-301- Existing; PP-020-311 REVA; Design and Access Statement dated May 2020; Cover letter from Lewis Huntington, Federica Gallo and Altnay Davletova

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: PP-011-10; PP-011-110; PP-020-201 REVA; PP-011-201-Existing; PP-020-211; PP-011-301- Existing; PP-020-311 REVA; Design and Access Statement dated May 2020; Cover letter from Lewis Huntington, Federica Gallo and Altynay Davletova

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 roof 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 CC1, CC2, CC3, D1 and A3 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

A rear extension was granted planning permission ref 2019/5556/P on 10.02.2020 with a sloping roof line adjoining no.16 Agamemnon Road to ensure there would be no loss of amenity to the neighbours there. However both neighbours now intend to build their extensions simultaneously and thus a variation is proposed to replace the pitched slope by a flat roof on the side in line with the ridge level, making it about 1m higher on the side party wall. This would improve the appearance by providing a consistent and simpler design to the rear elevation as well as simplifying the construction process. This would be part of a joint application with no.16 which also proposes an entirely flat roofline at the rear and, given this context, the proposal is considered acceptable.

The approved 5 rooflights would be reconfigured and relocated into 2 rooflights on the new flat roof. The changed roofline in height, bulk and form and the changed rooflights are considered acceptable and would not be harmful to the design and appearance of the host building.

Given the setting of the proposed varied infill extension which will adjoin a similarly changed flat-roofed extension proposed by the neighbour, there would be no adverse impact on the amenities of neighbouring properties in regards to loss of light, outlook, privacy or light spill.

No objections were received during the course of this application. The site's planning history was taken into account when coming to this decision.

As such, the development is in general accordance with policies A1 and D1 of the Camden Local Plan 2017, as well as policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan. The proposal accords with the London Plan 2016 and the NPPF 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 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.
- 4 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)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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 'DP', is centered on the page.

Daniel Pope
Director of Economy, Regeneration and Investment