

Application ref: 2020/4392/P  
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Date: 18 December 2020

**Development Management**  
Regeneration and Planning  
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120  
Winchester Road  
Highams Park  
London  
E4 9jp  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**70 Agamemnon Road**  
**London**  
**NW6 1EH**

Proposal:  
Erection of single storey infill rear extension, to dwelling.

Drawing Nos: 1694.LP; 1694.BP; 1694 101; 1694 102; 1694 103; 1694 104; 1694 105;  
1694 106; 1694 201 Rev. A; 1694 203; 1694 204 Rev. A; 1694 205; 1694 206.

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 policies D1 and D2 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:

1694.LP; 1694.BP; 1694 101; 1694 102; 1694 103; 1694 104; 1694 105; 1694 106; 1694 201 Rev. A; 1694 203; 1694 204 Rev. A; 1694 205; 1694 206.

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

Informative(s):

- 1 Reasons for granting permission:

The proposed infill extension would extend along the existing two storey closet wing and the boundary with no. 72 Agamemnon Road. The proposed extension will have the same length as the closet wing and a sloped roof. The extension would have a large fixed metal framed window facing the garden and the roof would be mainly glazed. The materials proposed would be brick to match the existing.

The existing door openings into the rear wall of the closet wing will be replaced with new aluminium framed double doors.

Overall the proposed extension and alterations to the rear of the host building, are considered to respect and preserve the character and appearance of the host building, neighbouring ones and wider area.

In terms of impact on neighbouring amenity, the proposal due to its modest scale and sloped roof is not considered to cause harm to the amenity of neighbouring occupiers, in terms of loss of light, outlook or privacy. In terms of light spill, it is noted that the roof of the extension would increase the level of light coming out of the site as existing, however it is not considered that this would lead to a harmful impact to the amenity of no. 72.

No objections were received prior making this decision. 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, D1, D2 of Camden Local Plan 2017 and Policy 2 of Fortune Green and West Hampstead Neighbourhood Plan. The development would also accord with the National Planning Policy Framework 2019, the London Plan 2016, and the London Plan Intend to Publish 2019.

- 2 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.

- 3 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.

- 4 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.
- 5 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).

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



Daniel Pope  
Chief Planning Officer