

Application ref: 2020/2120/P
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Date: 12 January 2021

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Genesis Architects Ltd
7 St Margarets Road
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SG12 8EP
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**8 Agamemnon Road
London
NW6 1DY**

Proposal: Details pursuant to Conditions 4 (Window and materials details), 5 (SuDS), 7 (Cycle storage) and 8 (Engineer appointment) of permission ref: 2018/5338/P dated 03/07/2019 for the 'Change of use from 6 x studio flats (Class C3) and 2 x bedsits (Class C4) to 4 x 2-bed flats (Class C3); extension of existing basement, including new front and rear lightwells; excavation of existing basement to lower floor by 1.0m; erection of single storey rear extension at ground floor level; erection of rear cycle stores and front boundary wall.'

Drawing Nos: GAL 277 (WD) 030, GAL 277 (WD) 031, GAL 277 (WD) 032, GAL 277 (PC) 003 Rev C, SuDS strategy report project no. 201320, Sedum green roof information project no. 201320, Spectus PVCu Sliding Sash Windows manufacturer brochure, Smart architectural aluminium manufacturer brochure, Imperial handmade bricks technical information soft red/yellow stock/original London stock, Fordham Consulting Ltd engineer appointment letter ref: 20-0219

The Council has considered your application and decided to grant approval of details.

Informative(s):

1 Reasons for approving details:

Condition 4 (Window and material details): Details which include plan, elevation and section drawings at an appropriate scale of the lightwell, front boundary wall and relevant windows, grills, external doors and gates have been submitted to satisfy the requirements of this condition. Window and door manufacturer brochures and brick photos and technical information have also been submitted to satisfy the requirements of this condition. Typically it is preferred that timber sash windows are used, however, given that the existing windows are PVCu, the property is not located within a conservation area and the proposed windows are of an acceptable quality which would adequately replicate traditional timber sash windows, it is considered that the character and appearance of the surrounding area would remain preserved.

Given that sufficient details have been provided and that the Council is not accepting physical packages under the current Covid-19 restrictions, it is not considered that a physical sample is required in this instance. Officers have reviewed the submitted details and consider them to be satisfactory.

Condition 5 (SuDS): The Council's sustainability officer has reviewed the submitted SuDS report prepared by Innervision Design Ltd. The report is considered to be satisfactory and meets the requirements of the condition, as such, the condition can be discharged.

Condition 7 (Cycle storage): Proposed floor plans have been submitted (no. GAL 277 (PC) 003 Rev C) which include an image and elevations of a trimetals bicycle storage unit. Two outdoor storage units each with a three cycle capacity would be located in the private rear gardens of Flats 1 and 2. Four indoor cycle spaces would be provided for Flat 3 and 4 in a shared basement storage cupboard using a Josta two-tiered cycle parking system. As such, secure, covered and accessible storage for a sufficient numbers of cycles would be provided for all flats.

Condition 8 (Engineer appointment): The applicant has submitted a letter prepared by Fordham Consulting Ltd which confirms that the necessary appointments to inspect, approve and monitor the basement construction works shall be carried out by a suitably qualified chartered engineer with membership of the appropriate professional body (CEng).

No objections were received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision. As such, the proposed details are in general accordance with policy D1, D2, A1, A5, CC1, CC2, CC3 and T1 of the Camden Local Plan 2017 and policies 2 and 7 of the Fortune Green and West Hampstead Neighbourhood Plan 2015.

2 You are advised that all conditions relating to planning permission ref 2018/5338/P dated 03.07.2019 which need details to be submitted, have been approved.

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', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer