

Application ref: 2021/0377/P
Contact: Obote Hope
Tel: 020 7974 2555
Email: Obote.Hope@camden.gov.uk
Date: 22 October 2021

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/planning

Proficiency Design & Build
31-35 Fortune Green Road
HAMPSTEAD, LONDON
NW6 1DU
UNITED KINGDOM

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**48 Agamemnon Road
London
NW6 1EN**

Proposal:

Erection of a single storey full width ground floor extension to the rear elevation with green roof and 2 skylights, installation of Juliet balcony following the replacement of the existing rear first floor window with French doors; addition of decorative band to side elevation at first floor level and alteration to the side boundary treatment.

Drawing Nos: EX-01 REVB; EX-02 REVA; EX-03 REVA; EX-04 REVA; EX-05 REVA;
PR-01 REVC; PR02 REVC; PR03 REVC; PR-04 REVC; ReQuestaPlan and Design
and Access Statement commissioned by Proficiency Design & Build dated 29.09.2021.

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 and Policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans; EX-01 REVB; EX-02 REVA; EX-03 REVA; EX-04 REVA; EX-05 REVA; PR-01 REVC; PR02 REVC; PR03 REVC; PR-04 REVC; ReQuestaPlan and Design and Access Statement commissioned by Proficiency Design & Build dated 29.09.2021.

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

- 4 Prior to commencement of 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 demonstrating the construction and materials used
- 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 CC1, CC2, CC3, D1, and A3 of the London Borough of Camden Local Plan 2017 and Policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan.

- 5 The roof above the extension hereby approved shall only be accessed for maintenance purposes and shall not be used as a terrace or other amenity area.

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 Reasons for granting permission.

The application property is located on the western side of Agamemnon Road. The host building is not a listed building nor is the site located within a conservation area. The proposed single storey rear extension is subordinate in

scale and location and would adjoin the neighbouring full width rear extension at no.46 (2014/7175/P) granted on 16/03/2015 and would be comparable in size with no. 44 (2015/5623/P) that was granted permission on 20/11/2015. The proposed rear addition is appropriate for the setting and the materials would be in keeping with the character and appearance of the host building. The matching brick work and aluminium bi-fold sliding doors would be in keeping with what has been established within the terrace grouping.

Although the extension would be full width, this would not be out of keeping with the character of development in the vicinity. Several other houses on this side of the street have been altered to the rear where there are a variety of extensions of different scales and sizes. As such, the proposed extension would not disrupt the pattern of development in this location.

The proposed entrance door to the side boundary would be inward opening that replaces the existing garage door. Overall, the proposal would not result in harm to the appearance of the host building and are considered to preserve the character of the wider area.

The existing window to the rear first floor would be replaced with Crittall doors and a Juliet balcony is proposed and there would not be any external manifestation of the works given the internal setback of the proposed railings. Thus, the proposed Juliet balcony would be acceptable in terms of design.

A green roof is proposed which would improve biodiversity at the site and would be in accordance with policy D1 which supports development which incorporates high quality landscape design which maximises opportunities for greening through planting.

The proposed door opening 'which replaces the existing window opening' would not result in any significant views that would be detrimental to any neighbouring habitable windows, due to the small increase in the size of the door in comparison to the existing window. Given the proposed extension's scale and context, and the fact it is in a similar position to the neighbouring extension with no windows to the flank elevation, the rear extension would not result in any undue harm to the amenities of any adjoining residential occupiers in terms of loss of daylight/sunlight or overshadowing. Furthermore, a condition would be attached to prevent the use of the flat roof of the extension as a terrace. Thus, the proposal would not result in a loss of privacy through overlooking to neighbouring properties.

No comments were received following public consultation on the scheme. The planning history of the site and surrounding area has been considered when determining this application.

As such, the proposed development is in general accordance with policies A1 and D1 of the London Borough of Camden Local Plan 2017 and policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 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, 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 (search for 'Camden Minimum Requirements' at www.camden.gov.uk) 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 2021.

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