

Application ref: 2021/2885/P  
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Date: 4 November 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](mailto:planning@camden.gov.uk)

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Resi  
International House  
Canterbury Crescent  
Brixton  
London  
SW9 7QD

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat 1, 34 Agamemnon Road  
London  
NW6 1EN**

Proposal: Demolition of existing extension, erection of new single storey rear extension and facade alterations to side elevation.

Drawing Nos: Site Location Plan, B84665-1500 A, B84665-1100 A, B84665-1200 A, B84665-1201 A, B84665-1300 A, B84665-3100 A, B84665-3200 A, B84665-3201 A, B84665-3300 A.

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: Site Location Plan, B84665-1500 A, B84665-1100 A, B84665-1200 A, B84665-1201 A, B84665-1300 A, B84665-3100 A, B84665-3200 A, B84665-3201 A, B84665-3300 A.

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

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 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.
- 3 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](http://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.

- 4 Reasons for granting permission.

The proposal is modest in terms of scale: replacement of the existing rear extension with a new extension and a new window and glazed door to the side passage. Due to its scale and projection, the proposed single storey extension

would appear subordinate to the existing property, neither bulky or incongruous. The proposed extension would extend just less than a metre further than the existing extension. The roof design is comprised of a section of flat roof and then a pitched roof with two skylights that face upwards/towards the garden. Double doors on the new rear façade give access to the garden, similar to the existing extension.

In terms of detailed design, the proposed brick and glazing does not detract from the existing building's character and therefore are considered acceptable. The double glazed door and window proposed on the extension's rear replace the existing similar double glazed door and window. On the side elevation, which faces no 34, a single glazed door would replace the existing double glazed door and a high-level window would be added.

In terms of neighbouring amenity, the neighbours at no 32 have three 2m tall glass doors to the ground floor at the rear, sufficient glazing that the proposal is not considered to have a negative impact on their property in terms of daylight or sunlight. On the side elevation, neither the glazed door, now reduced in size, or the new high level window, would be directly looking into neighbouring habitable rooms, they are intended to provide additional light to the property rather than creating an outlook. The high-level window to the side elevation is above eye level and therefore is not considered to create any issues of overlooking.

Further to the above and in relation to impact on neighbouring amenity the proposal is modest and is not considered to cause any significant harm in terms of loss of daylight, sunlight or overlooking.

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

The proposed development is in general accordance with policies A1 and D1 of the Camden Local Plan 2017, Policies 2 and 3 of the Fortune Green and West Hampstead Neighbourhood Plan, the London Plan 2021 and the National Planning Policy Framework 2021.

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