

Prior Approval Report		Analysis sheet		Expiry Date:		27/04/2022	
		N/A / attached		Consultation Expiry Date:		19/05/2022	
Officer				Application Number(s)			
Edward Hodgson				2022/1638/P			
Application Address				Drawing Numbers			
31 Agamemnon Road London NW6 1EJ				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of 5m deep, 3m high single storey rear extension							
Recommendation(s):		Prior Approval Not Required					
Application Type:		GPDO Prior Approval Class A Householder extensions					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	02	No. of responses	00	No. of objections	0
				No. electronic	00		
Summary of consultation responses:		No objections received from neighbouring properties					
CAAC groups comments:		N/A					
Site Description							
<p>The site comprises a three-storey dwellinghouse finished in red brick located on the eastern side of Agamemnon Road. The property is at the end of a row of terraced houses. It has an existing 2.3m deep single storey rear extension on its side with the attached property, 29 Agamemnon Road.</p> <p>The site is not listed nor located in a Conservation Area. It lies within the Fortune Green and West Hampstead Neighbourhood Plan Area.</p>							
Relevant History							
N/A							
Assessment							

The applicant has submitted the details as required under the amended GDPO paragraph A.4 (2) giving the height, depth and all other details necessary to assess the scheme. The rear extension will measure 5m deep, 5m wide and 3m in height.

Compliance with the limitations and conditions set out in the GPDO

Class A The enlargement, improvement or other alteration of a dwellinghouse		
If yes to any of the questions below the proposal is not permitted development		Yes/no
A.1 (b)	As a result of the works, will the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse)?	No
A.1 (c)	Will the height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse?	No
A.1 (d)	Will the height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse?	No
A.1 (e)	Will the enlarged part of the dwellinghouse extend beyond a wall which (i) fronts a highway, and (ii) forms either the principal elevation or a side elevation of the original dwellinghouse?	No
A.1 (f)	<i>subject to paragraph (g) below</i> , will the enlarged part of the dwellinghouse have a single storey and (i) extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, <u>or 3 metres in the case of any other dwellinghouse</u> , or (ii) exceed 4 metres in height?	(i) Yes (ii) No
A.1 (g)	for a dwellinghouse not on article 1(5) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey and— (i) extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, <u>or 6 metres in the case of any other dwellinghouse</u> , or (ii) exceed 4 metres in height;	(i) No (ii) No
A.1 (h)	Will the enlarged part of the dwellinghouse have more than one storey and— (i) extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or (ii) be within 7 metres of any boundary of the curtilage of the dwellinghouse opposite the rear wall of the dwellinghouse?	No
A.1 (i)	Will the enlarged part of the dwellinghouse be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part exceed 3 metres?	No
A.1 (j)	Will the enlarged part of the dwellinghouse extend beyond a wall forming a side elevation of the original dwellinghouse, and either (i) exceed 4 metres in height, (ii) have more than one storey, or (ii) have a width greater than half the width of the original dwellinghouse?	No
A.1(k)	Would it would consist of or include either	No

	(i) the construction or provision of a veranda, balcony or raised platform, (ii) the installation, alteration or replacement of a microwave antenna, (iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or (iv) an alteration to any part of the roof of the dwellinghouse?	
Conditions. If no to any of the below then the proposal is not permitted development		
A.3(a)	Would the materials used in any exterior work (other than materials used in the construction of a conservatory) be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse?	Yes
A.3(b)	Would any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse be— (i) obscure-glazed, and (ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed?	N/A
A.3(c)	Where the enlarged part of the dwellinghouse has more than one storey, would the roof pitch of the enlarged part, so far as practicable, be the same as the roof pitch of the original dwellinghouse?	N/A

This concludes that the proposed extension complies with the limitations and conditions under Class A of Part of 1 of Schedule 2 of the GPDO. Although the extension does exceed 3m depth as stated in criteria (f), this is subject to criteria (g) as well (which allows 3-6m long extensions). In such cases, according to para A.4 (1), 'the following conditions apply to development permitted by Class A which exceeds the limits in paragraph A.1(f) but is allowed by paragraph A.1(g). In brief, the developer needs to apply for Prior Approval and the Council has to consult neighbours; if any objections are received, then Prior Approval is required and the Council has to assess the amenity impacts of the scheme. This process has taken place and no objections have been received.

In this case, the extension exceeds 3m depth but is less than 6m depth and thus is allowed by para (g) subject to the Prior Approval procedure.

Summary and conclusion

To summarise, the proposed development at 31 Agamemnon Road falls under the definition of permitted development and does not require planning permission. As no objections have been received, then in accordance with para A.4 (7) of the GPDO, Prior Approval is not required in order to assess the amenity impacts and the scheme remains as permitted development.

Recommendation: Prior Approval Not Required