

Application ref: 2021/5515/P  
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Date: 27 July 2022

**Development Management**  
Regeneration and Planning  
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WC1H 9JE

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Mr. Gerard Nicholas van den Brul  
9 Agamemnon Road  
West Hampstead  
London  
NW6 1EB

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**9 Agamemnon Road  
London  
NW6 1EB**

Proposal:

Erection of second floor rear extension

Drawing Nos: AR9B-01 Rev A, AR9B-02 Rev A, AR9B-03 Rev A, AR9B-04 Rev A, AR9B-05 Rev A, and Design and Access Statement (Revision 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 The development hereby permitted shall be carried out in accordance with the following approved plans: AR9B-01 Rev A, AR9B-02 Rev A, AR9B-03 Rev A, AR9B-04 Rev A, AR9B-05 Rev A, and Design and Access Statement (Revision A).

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

- 3 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.

Informative(s):

- 1 Reasons for granting permission.

The proposed second floor rear extension is considered to constitute a subservient addition to the building in terms of its form, siting, scale and proportions. The extension would match the rear building line of the immediately adjoining 2nd floor extension on the neighbouring building to the north; it would also be set back from the host building's rear first-floor wing eaves on both sides and have a pitched roof to match the rear wing. On account of its specific location, size and design, it would appear to sit comfortably against the adjoining extension and on the host building itself. This results in a proposal that would not harm the character or appearance of the area or the visual amenity of surrounding occupiers.

The location of the extension at the rear of the dwelling would result in no impact to the Ulysses Road streetscene. Given the unique location of the proposed extension behind a large bulky historic extension at 11 Agamemnon Road / 41 Ulysses Road, it is almost completely hidden and limited from public view. Although it is acknowledged that a 2nd floor extension adjoining eaves level would not normally be acceptable on a traditional 3 storey building of this type on account of its bulk and prominence, it is considered that in this unique context a second floor extension of this size and form here would be appropriate and would not set a precedent for similar proposals at neighbouring properties.

The proposal is considered to complement the architectural elements of the existing dwelling by using a matching pitched roof form as the existing rear wing, as well as matching materials (bricks) and window size and style.

The proposed extension will have a relatively modest depth and width of 3.2 metres and a height of 1.9 metres to the eaves. Due to the location of the extension along the solid wall of an existing extension at 11 Agamemnon Road / 41 Ulysses Road, there would be no significant loss of light, outlook, or privacy to any habitable rooms or gardens at these properties.

No responses were received from the consultation process. The application sites' and surrounding sites' planning histories have been taken into consideration in the determination of this application.

As such, the proposed development is in general accordance with policies A1 and D1 of the Camden Local Plan 2017 and policy D2 of the Fortune Green & West Hampstead Neighbourhood Plan 2015. 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](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.

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

A handwritten signature in black ink, appearing to read 'DPope', is positioned in the upper left corner of the page.

Daniel Pope  
Chief Planning Officer