

Application ref: 2022/3070/P
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Date: 7 October 2022

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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London
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BD London
38 Terrace Road
London
E9 7ES
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**82 Agamemnon Road
London
Camden
NW6 1EH**

Proposal:

Proposed rear single-storey ground-floor infill extension, in addition to associated interior and exterior alterations.

Drawing Nos: EX_001, EX_002, EX_100, EX_110, EX_120, EX_130, EX_200, EX_210, EX_220, EX_230, EX_300, EX_310, PL_100 Rev A, PL_110 Rev A, PL_120 Rev A, PL_130 Rev A, PL_200 Rev A, PL_210 Rev A, PL_220 Rev A, PL_230 Rev A, PL_300 Rev A, PL_310 Rev A, Design and Access Statement

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:
EX_001, EX_002, EX_100, EX_110, EX_120, EX_130, EX_200, EX_210, EX_220, EX_230, EX_300, EX_310, PL_100 Rev A, PL_110 Rev A, PL_120 Rev A, PL_130 Rev A, PL_200 Rev A, PL_210 Rev A, PL_220 Rev A, PL_230 Rev A, PL_300 Rev A, PL_310 Rev A, Design and Access Statement

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 single storey side 'infill' extension would be a subservient addition to the host building in terms of its form, siting, scale, and proportions. Aligning with the rear building line of the existing outrigger, the proposal would not harm the character or appearance of the area or the visual amenity of surrounding occupiers. A reasonable proportion of the rear garden would be retained and the spatial character of the area would not be harmed.

The location of the extension at the rear of the dwellings would result in no impact to the Agamemnon Road streetscene. The simplicity of the design, roof form, and the proposal to use modern materials and colours (off-black metal frame to rear, large sliding glass doors, glass roof, and render to flanking side) is considered to compliment the architectural elements of the existing dwelling.

The proposed extension will have a relatively modest depth of 3.3 metres past the rear wall of the existing infill extension and a height of 2.58 metres to the eaves. This results in a full side infill extension totalling a depth of 7.4 metres. Due to the relatively low roof height of the proposed extension, there is not anticipated to be any significant loss of light, outlook, or privacy to any habitable rooms or gardens at adjoining no. 84 Agamemnon Road.

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

As such, the proposed development is in general accordance with Policy A1 (Managing the impact of development) and Policy D1 (Design) of the Camden Local Plan 2017. It also accords with policy D2 (Design & Character) 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 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 4 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.
- 5 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:

<https://www.gov.uk/appeal-householder-planning-decision>.

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