

Application ref: 2022/2810/P
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Date: 14 October 2022

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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London
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Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

Elevations LTD
55 - 57 MAYGROVE ROAD
NW6 2EE
London
NW6 2EE
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**55 Agamemnon Road
London
Camden
NW6 1EG**

Proposal:

Erection of a single storey rear, infill extension.

Drawing Nos: D-001, PP-PA-010.A rev B, PD-002, PP-PA-020.C rev C.

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: D-001, PP-PA-010.A rev B, PD-002, PP-PA-020.C rev C.

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 side infill extension would sit at the rear of the property, infilling the area to the side of the existing closet wing. Due to its scale and projection, the proposed single storey extension would appear subordinate to the existing property. The loss of garden space is minimal and the extension is not considered to dominate the garden.

In terms of detailed design, the use of matching brick, full height glazing, flat roof and rooflight, would not detract from the existing building's character and therefore is considered acceptable. There are other examples of side infill extensions which have been granted consent in the area and now form part of the area's character. The design has been revised and the area of rooflight reduced to limit the amount of glazing, which can contribute to extreme internal temperatures and increased light spill which may affect neighbours and local wildlife.

In terms of impact on neighbouring amenity, the rooflight to the new extension is not considered to result in harmful loss of privacy to surrounding properties. The rooflight faces directly upwards rather than across to any habitable rooms, and is intended to bring in light rather than create an outlook. The proposed extension is considered modest and overall it is not considered that the proposed works would cause undue harm to the residential amenities of nearby and neighbouring properties by way of visual privacy and outlook; sunlight, daylight and overshadowing.

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

Thus the proposed development is in general accordance with policies A1 and D1 of the Camden Local Plan 2017, the London Plan 2021, the Fortune Green and West Hampstead Neighbourhood Plan 2015 and the National 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.

- 5 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.

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-planning-decision.](https://www.gov.uk/appeal-planning-decision)

Yours faithfully



Daniel Pope
Chief Planning Officer