

CONSULTATION SUMMARY

Case reference number(s)

2022/2820/P

Case Officer:

Patrick Marfleet

Application Address:

Flat Ground Floor
38 Agamemnon Road
London
Camden
NW6 1EN

Proposal(s)

Erection of single storey side/rear extension.

Representations

Consultations:	No. of responses	4	No. of objections	4
			No of comments	0
			No of support	0

Summary of representations

The owner/occupiers of 36 and 38 Agamemnon Road have objected to the application on the following grounds:

1. Concerned about the damaging impact the proposed internal and external works would cause on the structural stability of the neighbouring flat located above the application site and adjoining property at No.36.
2. The proposed extension would cause unacceptable harm to the original character and appearance of the host property.

<p>(Officer response(s) in italics)</p>	<ol style="list-style-type: none"> 3. The construction of the extension will cause unacceptable noise and disturbance to neighbouring residents. 4. Proposed roof lights would cause light pollution to flat above at No.38. 5. The need of the builders to have constant access to the ground floor will mean that our shared front door will remain open, posing an obvious security threat <p><u>Officer response</u></p> <ol style="list-style-type: none"> 1. <i>The structural impacts of a proposed development are not a material consideration when assessing a planning application. All structural matters associated with a development are controlled under Building Regulations which is a separate process to planning.</i> 2. <i>The proposed extension is considered to represent a subordinate addition, and its simple flat roof design would ensure no harm is caused to original character of the host property.</i> 3. <i>The Council cannot control the build programme of a private development. An informative has been added to the application reminding the applicant of the relevant environmental health legislation that applies in terms of noise from development and hours of construction.</i> 4. <i>Officers note that the proposed extension and rooflights are located close to neighbouring windows as is typical for a residential terrace such as this. Notwithstanding this, the applicant has submitted revised plans which show a reduction in the size of the large rooflight over the rear element of the proposed extension which now matches the size of the smaller roof lights over the side element of the extension. As such, the rooflights are not considered to result in harmful levels of light pollution to neighbouring properties.</i> 5. <i>The Council cannot control access to and from a private property. Any issues relating to access of a shared front entrance would need to be dealt with between residents.</i>
--	--

Recommendation:- Grant conditional planning permission