

Application ref: 2022/2820/P
Contact: Patrick Marfleet
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Date: 21 October 2022

Development Management
Regeneration and Planning
London Borough of Camden
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www.camden.gov.uk/planning

A0 Design Studio
124 City Road
London
EC1V 2NX

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**38 Agamemnon Road
London
NW6 1EN**

Proposal:

Erection of single storey side and rear extension.

Drawing Nos: 21053_PLN_01, 21053_PLN_02, 21053_PLN_03, 21053_PLN_04,
21053_PLN_05, 21053_PLN_06 A, 21053_PLN_07 A, 21053_PLN_08 A,
21053_PLN_09 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: 21053_PLN_01, 21053_PLN_02, 21053_PLN_03, 21053_PLN_04, 21053_PLN_05, 21053_PLN_06 A, 21053_PLN_07 A, 21053_PLN_08 A, 21053_PLN_09 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.

- 4 The flat roof of the ground floor extensions shall not be used as a roof terrace, sitting out area or other amenity space.

Reason: To protect the amenity of adjoining occupiers and the area in accordance with policies A1 and D1 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposal is for the erection of a single storey side infill extension and replacement rear extension to the existing ground floor flat at the site.

The proposed extension would occupy the majority of the existing passageway between the host property and shared boundary with No.40, and would link to the existing single storey rear extension which will be replaced by a flat roofed one of similar design, scale and depth. The overall size and scale of the proposed extension is considered to represent a subordinate addition that would not cause harm to the original character and appearance of the host property. Similarly, the proposed extension is not considered to cause harm to the appearance of the surrounding area, given its location to the rear of the site and the limited visibility it would have and given the prevalence of similar sized structures to neighbouring properties in the street. Its simple contemporary design with full glazing at rear and 3 large rooflights is appropriate.

The proposed extension would have a flat roof height of approximately 2.8m and its overall size, height and depth is not considered to cause unacceptable harm to neighbouring amenity in terms of loss of light, outlook, or sense of enclosure, especially given the relief offered by the lightwell. Its depth would match that of the existing rear extension here. The proposed windows would look out over the existing rear garden at the property and would not exacerbate current levels of overlooking as a result. A condition preventing the use of the roof as a terrace would prevent additional height from railings, and prevent overlooking from a higher level. It is considered that the rooflights, although large, would not cause an excessive amount of light pollution to neighbouring habitable rooms on upper floors of both the host property and neighbours at nos. 36 and 40.

Four objections were received following statutory consultation. These and the planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1 and D1 of the Camden Local Plan 2017 and Policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015; it also accords with the London Plan 2021 and the NPPF 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.

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>.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is centered within a light gray rectangular box.

Daniel Pope
Chief Planning Officer