

Camden Council

Town and Country Planning Act 1990

Planning Permission - Full householder: Granted

Applicant	Nicholas Andrew Hyde
Application number	25-00186-HAPP
Application received	12 September 2025 09:54
Decision date	4 December 2025 00:00
Site address	76, AGAMEMNON ROAD, LONDON, NW6 1EH
Use/development	Single storey extension to existing second floor dormer and new external roof terrace.

The application is granted due to the following reason(s):

Design:

The properties along this side of Agamemnon Road consist of a variety of different substantial additions to the rear elevations. This includes the additions of dormers on both the main and outrigger roofs and roof terraces integrated within roof forms. The scale and design of the proposed dormer extension and terrace are comparable to the recent approval at no. 80 (2023/5330/P) and are consistent with older permissions at nos. 82 and 86 (PWX0002706) and (2005/5534/P). Terraces also exist further along at nos. 88 and 90.

Given this established pattern of rear alterations, the proposal is considered acceptable in terms of scale, massing, and footprint. The 0.74m increase to the dormer depth is modest and would not significantly alter its existing appearance. The terrace is not considered to be visually dominant and is inset so that it remains visually subservient within the roof slope. The use of black metal railings is appropriate and is a traditional material to enclose terraces.

It is considered that the size, scale and simple form of the proposed roof extension and terrace represent a modest addition that would sit comfortably within the existing roofscape. The existing pitch of the rear projection would still be read.

It must be noted that the rear extension would not be visible from any public views along Agamemnon Road and would be well screened from Hampstead Cemetery by tree foliage. Given the limited visibility and the significant variety of rear alterations already present, the proposed works would not harm the character or appearance of the host property or the wider area. The site is not within a conservation area and is not listed. The proposal is therefore considered, on balance acceptable in this instance.

Overall, the extension is acceptable in terms of scale, design, and materiality and is in accordance with Policy D1 of the Local Plan (2017) and Policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan (2015)

Amenity:

The proposed extension and roof terrace are not considered to have a harmful impact on the amenity of neighbouring properties in terms of size and massing.

The proposed dormer extension, given its modest increase in depth (0.94m) and position away from neighbouring windows and rooflights, is not expected to result in a harmful loss of daylight, sunlight, or outlook, nor an increased sense of enclosure compared with the existing situation.

In terms of privacy, the terrace is inset and does not directly face neighbouring windows. On the opposite side to the party wall, is the side elevation of no.74. This contains two windows at first floor level one of which is understood to serve a bathroom, while the second may serve a bedroom. The windows sit at a lower level than the terrace and, the distance between the windows and the terrace would be approximately 3.3 metres. As a result of this level difference and the oblique angle between the terrace and the window, there would be no direct line of sight from the terrace down into these windows.

Therefore, given the orientation of the terrace, its position within the roof slope, and the separation to the closest neighbouring habitable room window, the proposal is unlikely to result in significant overlooking or privacy loss. As such, even in the event that the window serves a habitable room, the combination of separation distance, level change and orientation is sufficient to ensure that the proposal would not give rise to harmful overlooking or loss of privacy.

While it may introduce some additional views toward neighbouring gardens, these would be comparable to those already available from upper-level windows.

In terms of noise and disturbance, the terrace would provide domestic amenity space associated with a single-family dwelling. Its limited size restricts its potential use, and it is not expected to give rise to noise levels beyond typical residential activity.

Overall, the proposed development overall is not considered to lead to harmful impacts upon the amenity of any neighbouring residents. The development is therefore considered to be in accordance with policy A1 of the Camden Local Plan 2017.

Conditions:

1. The development hereby permitted shall be commenced within three years of the date of this permission.

To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development hereby permitted must be undertaken in accordance with the following approved plans and documents:

A -0001, A -0002, A -0003, A -1001 (Rev 1), A -1010 (Rev 1), A -2001 (Rev 1), A -2010 (Rev 1), Design and Access Statement prepared by VDYA (dated September 2025).

For the avoidance of doubt and in the interests of proper planning.

3. All new external work and finishes and work of making good shall match the original work in respect of the materials, colour, texture, profile and finished appearance, except where indicated otherwise on the drawings hereby approved or unless otherwise required by condition.

To preserve the character and appearance of the local area.

Informatives:

1. Building Control: general all-purpose informative

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).

2. Environmental health (all consents)

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."

3. Highways (all consents)

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. Biodiversity Net Gain (BNG 1)

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 ("1990 Act") is that planning permission granted in England is subject to the condition ("the biodiversity gain condition") that development may not begin unless: (a) a Biodiversity Gain Plan has been submitted to the planning authority, and (b) the planning authority has approved the plan. The local planning authority (LPA) that would approve any Biodiversity Gain Plan (BGP) (if required) is London Borough of Camden. There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are summarised below, but you should check the legislation yourself and ensure you meet the statutory requirements. Based on the information provided, this will not require the approval of a BGP before development is begun because it is a Householder Application.

5. Biodiversity Net Gain (BNG 2)

+ Summary of transitional arrangements and exemptions for biodiversity gain condition The following are provided for information and may not apply to this permission: 1. The planning application was made before 12 February 2024. 2. The planning permission is retrospective. 3. The planning permission was granted under section 73 of the Town and Country Planning Act 1990 and the original (parent) planning permission was made or granted before 12 February 2024. 4. The permission is exempt because of one or more of the reasons below: - It is not "major development" and the application was made or granted before 2 April 2024, or planning permission is granted under section 73 and the original (parent) permission was made or granted before 2 April 2024. - It is below the de minimis threshold (because it does not impact an onsite priority habitat AND impacts less than 25 square metres of onsite habitat with biodiversity value greater than zero and less than 5 metres in length of

onsite linear habitat). - The application is a Householder Application. - It is for development of a "Biodiversity Gain Site". - It is Self and Custom Build Development (for no more than 9 dwellings on a site no larger than 0.5 hectares and consists exclusively of dwellings which are Self-Build or Custom Housebuilding). - It forms part of, or is ancillary to, the high-speed railway transport network (High Speed 2).

6. Biodiversity Net Gain (BNG 3)

+ Irreplaceable habitat: If the onsite habitat includes Irreplaceable Habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements. In addition to information about minimising adverse impacts on the habitat, the BGP must include information on compensation for any impact on the biodiversity of the irreplaceable habitat. The LPA can only approve a BGP if satisfied that the impact on the irreplaceable habitat is minimised and appropriate arrangements have been made for compensating for any impact which do not include the use of biodiversity credits. + The effect of section 73(2D) of the Town & Country Planning Act 1990 If planning permission is granted under section 73, and a BGP was approved in relation to the previous planning permission ("the earlier BGP"), the earlier BGP may be regarded as approved for the purpose of discharging the biodiversity gain condition on this permission. It will be regarded as approved if the conditions attached (and so the permission granted) do not affect both the post-development value of the onsite habitat and any arrangements made to compensate irreplaceable habitat as specified in the earlier BGP. + Phased development In the case of phased development, the BGP will be required to be submitted to and approved by the LPA before development can begin (the overall plan), and before each phase of development can begin (phase plans). The modifications in respect of the biodiversity gain condition in phased development are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024.

This decision is based on the following approved plans:

Planning application related documents

Document reference	Description	Date received
Design and Access Statement prepared by VDYA (dated September 2025)	Photographs - existing Other - document	12 September 2025 09:55
A -0003	Site plan - existing Site plan - proposed	12 September 2025 09:55
A -0002	Site plan - existing	12 September 2025 09:55

Document reference	Description	Date received
A -0001	Site plan - existing	12 September 2025 09:55
A -2010 (Rev 1)		4 December 2025 12:02
A -2001 (Rev 1)		4 December 2025 12:14
A -1010 (Rev 1)		4 December 2025 12:15
A -1001 (Rev 1)		4 December 2025 12:15

Site location



Notes:

Enquiries regarding this document should include the application number and be sent to:

Email

digitalplanning@camden.gov.uk

Post

Daniel Pope , Chief Planning Officer,
Camden Council,
London Borough of Camden, 5 Pancras Square, N1C 4AG

[Download as PDF \(https://camden.bops.services/api/v1/planning_applications/25-00186-HAPP/decision_notice.pdf\)](https://camden.bops.services/api/v1/planning_applications/25-00186-HAPP/decision_notice.pdf)

Contact