

2020/ 2044/p 68a Agamemnon Road Objection

While the Fortune Green and West Hampstead NDF does not normally comment on small residential developments, we do take an interest where the development has an impact on the wider streetscape or starts to impose on the integrity of a terrace.

In many cases in the area the integrity of a terrace has been eroded by historical development by roof extension, side infill or rear extension. In this case the terrace has preserved its front façade and its rear building line except for one or two side infills. but has no rear extensions.

We suppose that this is largely due to recognition of the very small gardens on this side of this branch of Agamemnon Road. The NDP resists the loss of green space in general but especially where there is significant loss of garden. We do not think that future generations would thank us if we did not try to preserve these gardens and prevent any precedent of reducing the private green space here. In this case the loss of 47% of garden space must be considered to be very substantial.

We note that none of the precedents quoted in the application relate to rear extensions on this terrace. Application 2009/1263/P, 88 Agamemnon Road London NW6 1EH, proposed "Erection of single-storey rear and side ground floor level extension to existing residential dwelling house" but the decision was based only on a side extension the rear extension having been lost somewhere, setting a strong precedent against rear extensions.

On the basis of loss of integrity of a terrace and the loss of private green space, the NDF objects to this application.
