

Application ref: 2023/1745/P
Contact: Daren Zuk
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Date: 23 August 2023

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Clementine Blakemore Architects
157 Middleton Road
London
E8 4LL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
10 Leverton Street
London
NW5 2PJ

Proposal:

Demolition of existing rear extension and erection of new single-storey rear extension. Installation of rooflight and PV solar panels, new window at rear, and associated exterior alterations. (Associated ref. 2023/1743/L)

Drawing Nos: (Prefix 10LS) EX_100, EX_110, EX_120, EX_121, EX_122, EX_123, EX_200, EX_201, EX_300, EX_302, 110 rev P2, 120 rev P2, 121 rev P2, 122, 123 rev P2, 200, 201, 301 rev P2, 302, 303, Design Access and Heritage Statement

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:

(Prefix 10LS) EX_100, EX_110, EX_120, EX_121, EX_122, EX_123, EX_200, EX_201, EX_300, EX_302, 110 rev P2, 120 rev P2, 121 rev P2, 122, 123 rev P2, 200, 201, 301 rev P2, 302, 303, Design Access and Heritage Statement

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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 Prior to first occupation of the buildings, detailed plans showing the location and extent of photovoltaic cells to be installed on the building shall have been submitted to and approved by the Local Planning Authority in writing. The measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems. The cells shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.

Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of policies G1, CC1 and CC2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposed single-storey rear extension is considered acceptable in terms of size and design. The extension would be subordinate to the host building in terms of its bulk and massing and would have appropriate materials with timber framed double-glazed modern doors and window at the rear and matching brick facade. The design, scale and materials of the development would be in keeping with the character and appearance of the Grade II listed host property, the wider conservation area, and other rear extensions to neighbouring properties in the local area. Further, the siting of the extension at the rear of the property and away from public views would help preserve the character and appearance of the Grade II listed host building and wider conservation area.

The proposal includes the installation of solar panels and one additional rooflight on the main roof. Given the height of the existing roof parapet and angle at which the solar panels and rooflight are to be installed, they will not be visible from public views. Therefore, the solar panels and rooflight are considered acceptable and will have no impact on the character and appearance of the listed building.

Special regard has been attached to the desirability of preserving the listed

building, its setting and its features of special or architectural or historic interest, and the desirability of preserving or enhancing the character or appearance of the conservation area, under s.66 and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The proposed development, due to its scale, design, and height, is not considered to lead to any impacts upon the amenities of neighbouring residents in terms of loss of privacy, light, or outlook.

No objections were received following statutory consultation. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposal is in accordance with Policies A1, D1, and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and National Planning 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 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.

- 4 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.
- 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-householder-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer