

Application ref: 2023/2731/P  
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Date: 16 November 2023

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

Phone: 020 7974 4444

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[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Scales Gunn Design Ltd  
15 Hillside Gardens  
London  
N6 5SU

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**148 Leighton Road**  
**London**  
**Camden**  
**NW5 2RE**

Proposal: Erection of a 1st floor rear terrace and associated works

Drawing Nos: 148LR23-P-100, 148LR23-P-110, 148LR23-P-111, 148LR23-P-112,  
148LR23-P-113, 148LR23-P-114, 148LR23-P-115, 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

148LR23-P-100, 148LR23-P-110, 148LR23-P-111, 148LR23-P-112, 148LR23-P-113, 148LR23-P-114, 148LR23-P-115, 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 policy D1 and D2 of the London Borough of Camden Local Plan 2017 and D3 of the Kentish Town Neighbourhood Forum 2016.

Informative(s):

- 1 Reasons for granting permission.

The property is not listed or in a conservation area but the terrace and host property is identified as being on the Council's Local List and therefore this must be a consideration. The proposal seeks to create a roof terrace on top of the first floor outrigger with a black metal balustrade. The applicant also seeks to construct a timber door with fanlight, replacing an existing window, to gain access to the terrace.

Located on the rear elevation, the proposed roof terrace and balustrade would not be visible from the public realm. As there are a number of roof terraces along this row (examples being no. 144 and no.150) the addition is not considered to look out of place, the proposed railing would have a simple design, consultation has been sought with Camden's conservation team and no concerns have been raised, it is therefore considered to preserve the character and appearance of the host building on the local list and the wider area. The black metal balustrade and fenestration would be consistent with other similar terraces within the area and would consistent with the character of the terrace.

Whilst it was considered that the proposed terrace would generate some overlooking impact on the neighbouring properties, officers do not consider these impacts would be significant enough to warrant a refusal considering the abundance of terraces currently in existence at neighbouring properties offering a similar outlook. The wall present to the left side of the terrace would contribute to screening and users of the terrace will not be able to look directly into neighbouring windows. The trees to the rear will protect amenity of rear neighbours. Given the footprint of the proposed terrace, officers consider that the use may generate some level of increased noise and disturbance; however, not to a degree that would be materially harmful to neighbouring amenity, additionally the footprint will not cause a loss of light or a sense of enclosure to neighbouring residents.

No objections have been received prior to making this decision. The Kentish Town Neighbourhood forum raised no objection. 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, D1 and D2 of the Camden Local Plan 2017 and D3 of the Kentish Town Neighbourhood Forum. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

- 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](http://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-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 'DP', is centered on the page.

Daniel Pope  
Chief Planning Officer