

Application ref: 2023/5118/P  
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Date: 27 February 2024

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

Phone: 020 7974 4444

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

Fast Plans  
29 Petworth Rd  
Haslemere  
GU27 2JB

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**1 Leighton Grove**  
**London**  
**NW5 2RA**

Proposal:  
Mansard roof extension with front and rear dormer windows.

Drawing Nos:  
A01, A02, A03, A04, A05, A06, A07, A08, A09, A10, A11, A12.

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:

A01, A02, A03, A04, A05, A06, A07, A08, A09, A10, A11, A12.

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 and policy D3 of the Kentish Town Neighbourhood Plan.

Informative(s):

- 1 Reasons for granting permission.

The application site comprises a four storied end of terrace dwelling located on the western side of Leighton Grove. The site is not within a conservation area, but is locally listed.

The CPG Home Improvements expects development proposals to respect unimpaired roofscapes; however, this part of Leighton Grove is not considered to be unaffected by roof extensions. A number of properties along the west side of Leighton Grove already comprise mansard roof extensions of different shapes and sizes. The design is of a traditional mansard, which will sit comfortably on a house of this type and style, and would be in keeping with the pattern of development in this location.

The mansard would not appear overly large or overbearing, being proportionate to the host building. It features two dormer windows at both the front and rear roof slopes, which align with the existing windows on the lower levels. The use of matching materials including timber framed windows and slate tiles is considered appropriate. Whilst the end gable is built up in brickwork, this is a common feature in the vicinity, and it will not appear unduly dominant as it will be largely screened from public views by the surrounding buildings.

Given the scale and location of the proposal, it would not result in any harmful impacts on neighbouring amenity with regards to daylight/sunlight, outlook, or privacy. While the proposal results in additional bulk at roof level, it would not unacceptably overshadow neighbouring properties or result in an unacceptable overbearing or enclosing impact, or in any harmful overlooking impacts.

No objections were received following statutory consultation. The Kentish Town Neighbourhood Forum responded stating that they have no comments. The site's planning history has been taken into account when making this decision.

As such, the proposed development is in general accordance with policies A1 and D2 of the London Borough of Camden Local Plan 2017 and policy D3 of the Kentish Town Neighbourhood Plan. The proposed development also accords with the London Plan 2021 and the provisions of 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 2023.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-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



Daniel Pope  
Chief Planning Officer