

# 2023/5060/P - Flat 1, 48 Leverton Street



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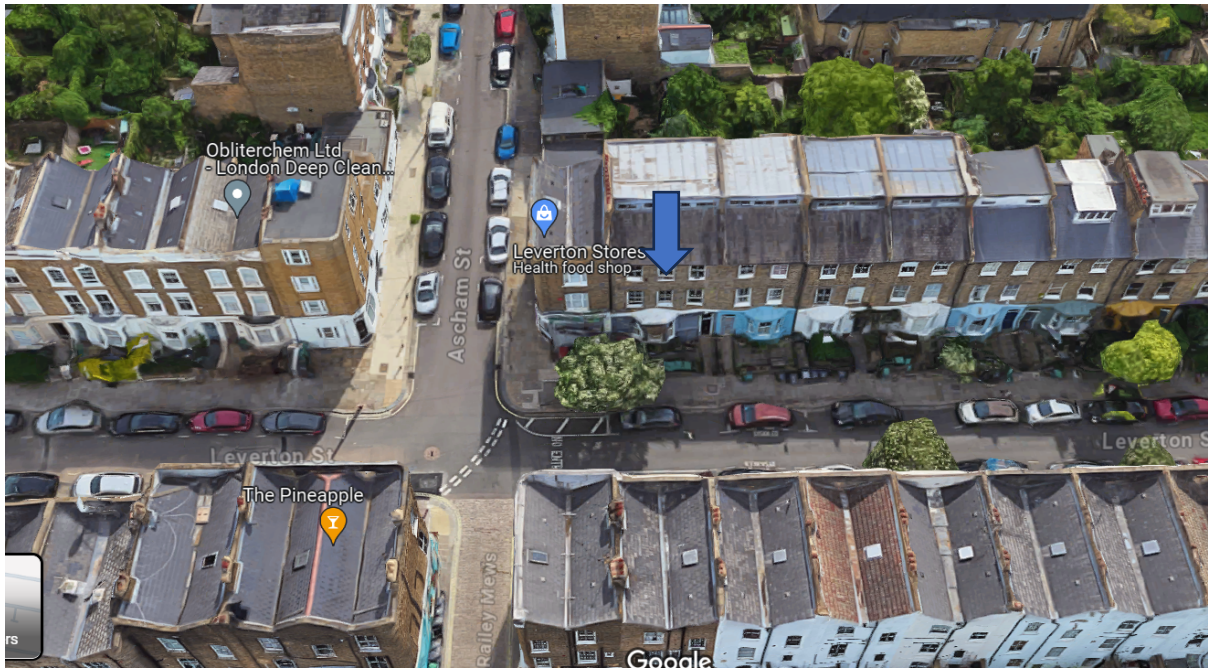


Image 1: Aerial photo looking toward the front (source: Google 3D)



Image 2: Aerial photo looking toward the rear (source: Google 3D)





Image 3: Property as seen from the street, ground floor only (source: Google streetview)



Image 4: Aerial photo looking toward the rear from the north-east from Ascham Street (source: Google 3D)

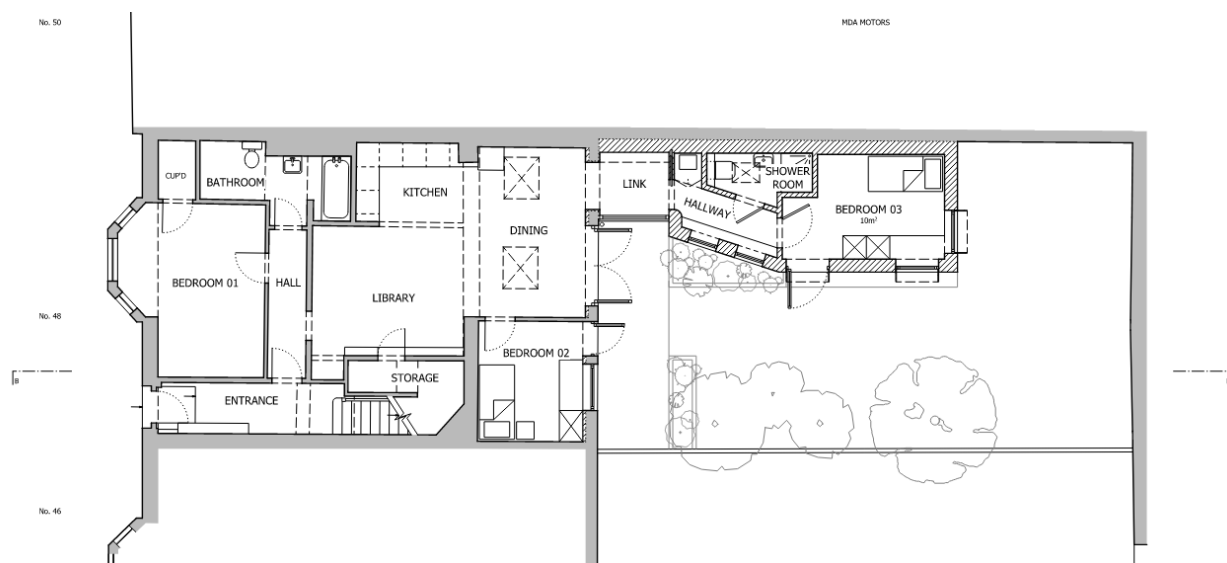


Image 5: Proposed Ground Floor Plan showing rear extension (source: Application documents)

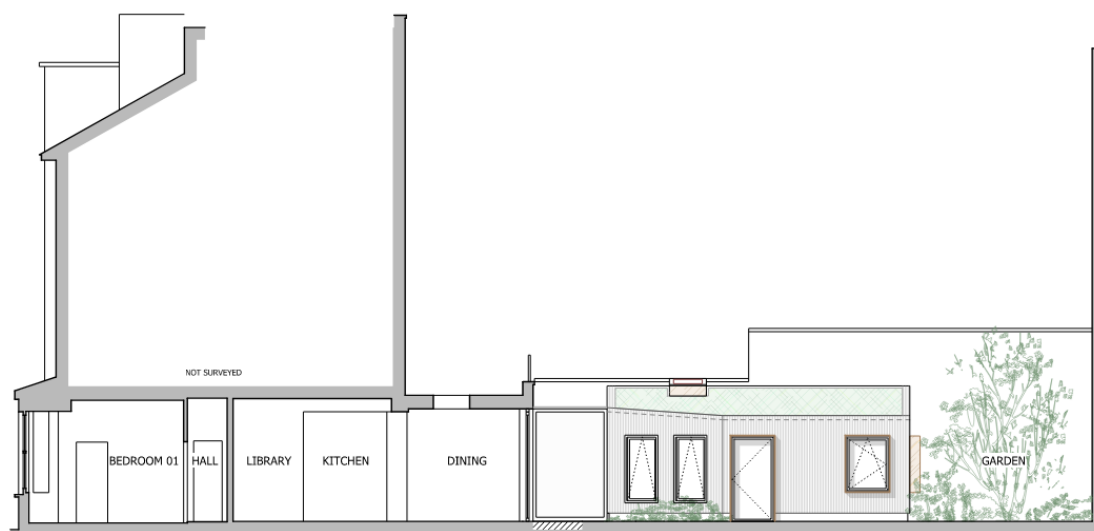


Image 6: Section showing rear extension against garage building beyond (source: Application documents)

<b>Delegated Report</b> <b>(Members Briefing)</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>23/01/2024</b>	
		N/A / attached		<b>Consultation Expiry Date:</b>		<b>10/03/2024</b>	
<b>Officer</b>				<b>Application Number(s)</b>			
Miriam Baptist				2023/5060/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Flat 1 48 Leverton Street London NW5 2PG				See Draft Decision Notice			
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>							
New fenestration to rear elevation and erection of rear extension with green roof.							
<b>Recommendation(s):</b>		Grant planning permission					
<b>Application Type:</b>		Full Planning Application					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	00	No. of responses	00	No. of objections	00
				No. Electronic	00		
<b>Summary of consultation responses:</b>		Site notices were displayed from 09/02/2024 until 04/03/2023 and a press notice from 15/02/2024 until 10/03/2024.					
<b>Bartholomew and Kentish Town CAAC comments:</b>		<p>The Bartholomew and Kentish Town CAAC <b>object</b> on the following grounds:</p> <ol style="list-style-type: none"> <li>1. The proposed extension takes up a large percentage of the garden.</li> <li>2. The green roof does not mitigate the size of the extension.</li> </ol> <p><i>Officer's response:</i></p> <ol style="list-style-type: none"> <li>1. Please see section 2.1.2 of the report below.</li> <li>2. The size of the extension is considered acceptable in relation to the are of garden space retained (see section 2.1.2) and green roofs are a welcome addition.</li> </ol>					

## Site Description

The property is a three-storey plus roof extension terraced house, on the eastern side of Leverton Street close to the junction with Railey Mews and Ascham Street. The application site relates to Flat 1 which is the ground floor property. The property is not listed but is a positive contributor within the Kentish Town Conservation Area. There is a Grade II Listed public house, The Pineapple, within in the vicinity on the junction of Railey Mews and Leverton Street.

The surrounding area is primarily residential in nature, and there is a small shop at ground floor adjacent to the site.

## Relevant History

Application site:

**29471** - *The erection of a single storey extension at the rear.* – **Granted 10/01/1980**

**14067** - *Conversion and uniting of 42-48, Leverton Street, N.W.5. to provide 13 self-contained dwelling units together with alterations to the roofs and rebuilding of the rear extensions.* – **Granted 04/01/1973**

Nearby sites:

16 Ascham Street - **2012/3875/P** - *Erection of a single-storey rear infill extension, the installation of 2 x rooflights on the existing ground floor rear extension and alterations to the existing ground and first floor rear extensions including re-cladding in timber, and the installation of new windows and doors in connection with existing use as a residential dwelling (Class C3).* – **Granted 25/09/2012**

## Oad

**National Planning Policy Framework (2023)**

**The London Plan (2021)**

**Camden Local Plan (2017)**

- A1 Managing the impact of development
- A2 Open Space
- A3 Biodiversity
- D1 Design
- D2 Heritage

**Camden Planning Guidance**

- CPG Amenity 2021
- CPG Design 2021
- CPG Home Improvements 2021
- CPG Biodiversity 2018

**Kentish Town Neighbourhood Plan (2016)**

**Kentish Town Conservation Area Appraisal and Management Strategy (2011)**

**Draft Camden Local Plan**

The Council has published a new [Draft Camden Local Plan](#) (incorporating Site Allocations) for consultation (DCLP). The DCLP is a material consideration and can be taken into account in the determination of planning applications but has limited weight at this stage. The weight that can be given to it will increase as it progresses towards adoption (anticipated 2026).



## Assessment

### 1.0 Proposal

1.1 The application seeks permission to erect a new rear, single storey part width extension, to the existing rear extension, along the northern boundary with the adjacent commercial garage on Ascham Street.

1.2 Key planning issues are as follows:

- Design & Heritage
- Neighbouring Amenity

### 2.0 Assessment

#### 2.1 Design & Heritage

2.1.1 Local Plan policy D1 seeks to achieve high quality design in all developments. Policy D1 requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area. Through Local Plan policy D2, the Council will seek to preserve and, where appropriate, enhance Camden's conservation areas. Policy D3 of the Ketnish Town Neighbourhood Plan (KTNP) states that *'Proposals must be based on a comprehensive understanding of the site and its context; proposals must be well integrated into their surroundings and reinforce and enhance local character, in line with paragraph 64 of the NPPF; Proposals must identify and draw upon key aspects of character, or design cues from the surrounding area. Appropriate design cues include grain, building form (shape), scale, height and massing, alignment, modulation, architectural detailing, materials, public realm and boundary treatments; Design innovation will be encouraged and supported where appropriate; Design proposals must be of the highest quality and sustainable, using materials that complement the existing palette of materials in the surrounding buildings; Proposals must enhance accessibility in buildings by taking into account barriers experienced by different user groups.'*

2.1.2 The extension would take up approximately 25% of the existing garden and extend 9m into the garden, being 3.3m in width at its widest point. A substantial area of garden space would be retained. The extension would project along the northern site boundary, below the height of the commercial garage beyond which extends along the length of the application site. Because the extension would abut this building, and would not protrude above its height, the works would not be visible from the public realm and are considered to cause limited harm to the character of the surrounding conservation area. In this way, the extension is considered to respond to its context in terms of scale and height and integrate well, in line with aims of KTNP Policy D3. The rear extension proposed is considered to respect the main house, being part width, single-storey and subordinate in scale to the host property.

2.1.3 In terms of detailed design the extension would not be regular in form but would be joined to the main house by a lightweight glazed element and then would get wider with a mono-pitched, green roof which would slope downwards towards the garden. The extension would be subservient in scale to the host building. The palette of materials chosen would contrast with those of the main house and would read as a separate addition. While a small connecting part would be glazed the majority of the structure would be timber clad and the green roof would support a range of wildflowers. The Council have reviewed the information provided in relation to the green roof and consider there to be a good depth of substrate to support the proposed planting, and an adequate maintenance plan. A condition would be added to the permission if granted to ensure compliance with the maintenance plan and that the green roof be retained indefinitely.

2.1.4 The proposed fenestration would be accentuated with protruding metal frames. This architectural feature is considered appropriate, there are a range of styles and appearances of rear extension treatments amongst nearby properties. Fenestration changes are also proposed to the rear façade of the existing ground floor extension. There would be access from both the bedroom and

dining room to the garden via glazed doors and the window to the bedroom would be replaced with one of slightly larger proportions.

2.1.5 The proposed design and materiality are not considered to detract from the host property or harm the character of the wider surrounding area. Overall, the proposal is not considered harmful to the character or appearance of the host building, street scene or the wider Kentish Town Conservation Area, in accordance with the requirements of Policies D1 and D2 of the London Borough of Camden Local Plan 2017 and Policy D3 of the Kentish Town Neighbourhood Plan 2016.

2.1.6 Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

## 2.2 Neighbouring Amenity

2.2.1 Local plan policy A1 seeks to protect the amenity of residents by ensuring the impact of development is fully considered. The quality of life of occupiers and neighbours are protected by only granting permission for development that would not harm the amenity of neighbouring residents. This includes factors such as light and privacy.

2.2.2 The mass and detailed design of the rear extension is not considered to result in any material harm to neighbour's amenity in terms of loss of light, outlook or privacy to the amenity of surrounding properties. As aforementioned, the height of the new extension remains below the height of the adjacent brick wall of the commercial garage beyond which runs the full length of the garden. For this reason, and in light of its siting along the southern boundary, there would be minimal impact on neighbours.

2.2.3 New windows to the extension's side elevation will face into the garden and towards the garden boundary with neighbouring No 46 to the south. However, the new windows are not considered likely to cause any material harm as the extension is not raised and they would not look directly into any nearby habitable windows, rather they would be at an oblique angle to the rear façade of No 46. For this reason, the new windows are considered acceptable. There would be one projecting rooflight to the new extension which would face upwards. The rooflight is designed to bring in light from above rather than to create a view or outlook towards any nearby properties and therefore is considered of no material harm.

## **3.0 Recommendation**

3.1 Grant conditional planning permission.

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 1st April 2024, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'.***



Application ref: 2023/5060/P  
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Date: 26 March 2024

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# DRAFT

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Granted

Address:

**Flat 1**

**48 Leverton Street**

**London**

**NW5 2PG**

# DECISION

Proposal:

New fenestration to rear elevation and erection of rear extension with green roof.

Drawing Nos: Location Plan dated 28-Nov-2023, 2306\_E001\_A, 2306\_E002\_A, 2306\_E003\_A, 2306\_E004\_A, 2306\_E005\_A, 2306\_E006\_A, 2306\_A001\_A, 2306\_A002\_A, 2306\_A003\_A, 2306\_A004\_A, 2306\_A005\_A, 2306\_A006\_A, 2306\_A007\_A, 2306\_C101\_Green Roof Typical Details & Information As Proposed, 2306\_R004\_Design and Access Statement by Neil Kahawatte Architects dated 28.11.2023.

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: Location Plan dated 28-Nov-2023, 2306\_E001\_A, 2306\_E002\_A, 2306\_E003\_A, 2306\_E004\_A , 2306\_E005\_A, 2306\_E006\_A, 2306\_A001\_A, 2306\_A002\_A, 2306\_A003\_A, 2306\_A004\_A , 2306\_A005\_A, 2306\_A006\_A, 2306\_A007\_A, 2306\_C101\_Green Roof Typical Details & Information As Proposed, 2306\_R004\_Design and Access Statement by Neil Kahawatte Architects dated 28.11.2023.

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 and Policy D3 of the Kentish Town Neighbourhood Plan 2016.

- 4 The green roof shall be installed as per the approved drawings, shall be maintained as per the approved maintenance plan and permanently retained and maintained thereafter.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with Policies G1, CC1, CC2, CC3, D1 and A3 of the London Borough of Camden Local Plan 2017 and Policy D3 of the Kentish Town Neighbourhood Plan 2016.

Informative(s):

- 1 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 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.
- 3 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.

- 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-planning-decision>.

Yours faithfully

Chief Planning Officer

**DECISION**