

Application ref: 2023/4803/P  
Contact: Christopher Smith  
Tel: 020 7974 2788  
Email: Christopher.Smith1@camden.gov.uk  
Date: 5 April 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)

.  
Flat 2  
97 Leighton Road  
NW5 2QJ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:

**Flat 2**  
**97 Leighton Road**  
**NW5 2QJ**

Proposal:

Installation of brise soleil and louvred window to upper level maisonette.

Drawing Nos: L1, E1, E2, E3, P1A, P2A, P3A.

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:

L1, E1, E2, E3, P1A, P2A, P3A.

Reason: For the avoidance of doubt and in the interest of proper planning.

3 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Manufacturer's specification details of all materials (to be submitted to the Local Planning Authority).

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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.

Informative(s):

1 Reasons for granting permission.

The proposal is for the installation of two sets of brise soleil and a louvred window to the existing upper-level maisonette that covers first, second and third floors of the host building.

The host building is not listed or locally listed and is not located within a conservation area.

An existing rear window would be partially replaced with a louvred element. This would improve ventilation to the property and would not be visually prominent when viewed from the surrounding area. The proposed brise soleil at roof level would screen the existing glazed areas of the roof accommodation and the access stairwell preventing their overheating and reducing the need for active cooling at the property. These carbon mitigating features would not significantly affect the building's design as they would visually accord with the contemporary appearance of the roof accommodation and would appear as subordinate features in the context of the building overall. Exact material specifications for the brise soleil would be secured by condition. Other features of this proposal, which includes the installation of small vents to the glazing-bricked stairwell, would also accord sympathetically with the building's design.

The proposal was amended to remove a proposed brise soleil installation at second floor as this would have appeared incongruous in the context of the property as a whole when viewed from Leighton Road.

The amenity of the neighbouring properties would be respected in terms of a loss of day/sunlight, outlook, privacy and noise disturbance.

The development is therefore acceptable in terms of its design and amenity impacts, and for all other reasons.

No objections have been received prior to making this decision. 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 and D1 of the London Borough of Camden Local Plan 2017, and policy D1 of the Kentish Town Neighbourhood Plan 2016. 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 NPPF 2023.

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



Daniel Pope, Chief Planning Officer