

Application ref: 2024/0142/P
Contact: Christopher Smith
Tel: 020 7974 2788
Email: Christopher.Smith1@camden.gov.uk
Date: 10 May 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
www.camden.gov.uk/planning

Carolyn Squire Architect
122 Church Walk
London
N16 8QW
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
132 Leighton Road
London
NW5 2RG

Proposal:

Erection of an infill extension at first floor rear, door and window replacement at lower ground floor rear, change from window to door in flank wall of cellar at front, installation of store in front garden and further excavation of lightwell at front.

Drawing Nos:

Location Plan; 2316/1 existing lower ground and ground floor plans; 2316/2 existing first and second floor plans; 2316/3 existing elevations; 2316/4 existing section BB; 2316/5 existing section AA; 2316/6 Rev C proposed lower ground and ground floor plans; 2316/7 proposed first and second floor plans; 2316/8 Rev B proposed elevations; 2316/9 Rev B proposed section BB; 2316/10 Rev B proposed section AA and side elevation; Design and Access Statement (prepared by Carolyn Squire Architect); 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:

Location Plan; 2316/1 existing lower ground and ground floor plans; 2316/2 existing first and second floor plans; 2316/3 existing elevations; 2316/4 existing section BB; 2316/5 existing section AA; 2316/6 Rev C proposed lower ground and ground floor plans; 2316/7 proposed first and second floor plans; 2316/8 Rev B proposed elevations; 2316/9 Rev B proposed section BB; 2316/10 Rev B proposed section AA and side elevation.

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.

Informative(s):

- 1 Reasons for granting permission:

The proposal is for the erection of an infill extension at first floor rear, replacement of a door and window at lower ground floor rear with new sliding doors, change from a window to a door in the flank wall of the cellar at the front of the property, further excavation of the existing lightwell at front and provision of a store in the front garden.

The host building is not listed or locally listed. It is located within the Kentish Town Conservation Area and is also within the Kentish Town Neighbourhood Plan area.

The proposed replacement sliding doors to the rear lower ground would be aluminium and both the new window to the infill extension and replacement door to the flank wall at lower ground would be timber. These features would be located in areas with limited visibility from public areas. As such, these elements of the proposal would be acceptable in design and heritage terms.

The first-floor extension would infill the space above the existing ground and lower ground level rear projection and would not project beyond either the rear wall of the house or the side boundary of the property. The surrounding area features a wide range of building typologies and ages, many of which have been extended in differing ways, so an infill extension of this type (finished in a brick material to match the main house) would not appear visually incongruous in the local context. The scale of the extension would also be subordinate to

the main house. As such, the first-floor extension would be acceptable in design and heritage terms.

The dimensions of the proposed store in the front garden have been kept to a minimum (1.35 metres in height). It would be sited behind the existing front boundary wall and its associated non-deciduous foliage. The store would be finished in timber and would feature a sedum roof, which are both design features that are supported by the Council's Home Improvements CPG.

The additional excavation of the existing front lightwell at lower ground level would not be significant in the context of the existing dwelling and as such the proposed works in this area are not expected to adversely affect local flood risk or the structural stability of neighbouring properties.

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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013. The Council's Conservation Officer has reviewed this application and has raised no objections.

Due to the nature of the proposal, it is not expected that the amenity of neighbouring properties would be negatively impacted in terms of day/sunlight, outlook, privacy, and noise disturbance.

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

No objections have been received prior to making this decision. The Kentish Town Neighbourhood Forum were consulted and confirmed they have no comments to make in respect of this application. 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, A5, D1, D2, and CC3 of the London Borough of Camden Local Plan 2017, and Policy D3 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) 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-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