

Application ref: 2024/2105/P
Contact: Sarah White
Tel: 020 7974 5213
Email: sarah.white@camden.gov.uk
Date: 17 July 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

KAS Architects
8 Kidderpore Avenue
London
NW3 7SU

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat B
174 Leighton Road
London
NW5 2RE

Proposal: Erection of a first-floor rear extension and single-storey roof extension

Drawing Nos: Site Location Plan; 121-00-DR-01; 121-00-DR-02; 121-00-DR-03 (Existing Roof Plan); 121-00-DR-04 (Existing North Elevation); 121-00-DR-05 (Existing Street Elevation); 121-00-DR-06 (Existing South Elevation); 121-S-DR-08; 121-01-DR-200; 121-00-DR-201; 121-00-DR-03 (Proposed Roof Plan); 121-00-DR-04 (Proposed North Elevation); 121-00-DR-05 (Proposed Street Elevation); 121-00-DR-06 (Proposed South Elevation); 121-S-DR-07; Design and Access Statement (KAS Architects, May 2024).

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:

Site Location Plan; 121-00-DR-01; 121-00-DR-02; 121-00-DR-03 (Existing Roof Plan); 121-00-DR-04 (Existing North Elevation); 121-00-DR-05 (Existing Street Elevation); 121-00-DR-06 (Existing South Elevation); 121-S-DR-08; 121-01-DR-200; 121-00-DR-201; 121-00-DR-03 (Proposed Roof Plan); 121-00-DR-04 (Proposed North Elevation); 121-00-DR-05 (Proposed Street Elevation); 121-00-DR-06 (Proposed South Elevation); 121-S-DR-07; Design and Access Statement (KAS Architects, May 2024).

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 2016.

Informative(s):

- 1 Reasons for granting permission:

The application site is located on the southern side of Leighton Road at No.174 and comprises a three-storey mid-terrace property which has been split into two flats. The application relates to the first floor flat only. The site is not located within a conservation area and is not a listed building, nor is it located within close proximity to any listed buildings, however it is locally listed. The site is located within the Kentish Town Neighbourhood Plan Area.

The proposal is for the erection of a first-floor rear extension and single-storey roof extension. Roof extensions and first floor rear extensions are common features within the adjoining terrace. Although this terrace is locally listed, the roofline has already been impaired by the prominence and number of roof extensions, which has set a precedent for future similar extensions. Therefore, the principle of the extensions is accepted, subject to design details.

The proposed roof extension would be set behind the existing parapet wall and would comprise a pitched roof with partially glazed gable ends on the front and rear elevations. Whilst the roof extension would be visible from the street, it would be of similar size and design to adjoining properties within the terrace. Thus, the extension would continue the prevailing form of development within the terrace and therefore, would be appropriate in the context of the wider street scene as it respects the character and setting of neighbouring buildings. With regard to detailed design, the form and materials proposed are similar to those within the terrace and are considered appropriate. Due to the proposed extension's size and location, it would not harm the amenity of any adjoining residential occupiers in terms of the loss of natural light, outlook, privacy, light spill or added sense of enclosure. Whilst the proposal involves the addition of windows to the rear elevation, given the position and height of the windows, they would not detrimentally affect the amenity of neighbouring occupiers in terms of overlooking in comparison to the existing situation.

First floor rear extensions are also commonplace along the host terrace. The proposed rear extension would be approximately 2.65m in height and would infill the existing first floor terrace. The extension would be set back approximately 250mm from the rear elevation of the host dwelling. The scale and setback of the extension would appear suitably subservient to the host property. The extension would comprise brickwork to match the existing dwelling with a flat roof. The extension would be of a similar design and scale to other extensions along the adjoining terrace, respecting the appearance and character of the rear elevations of the locally listed terrace. Therefore, the proposed rear extension would be in keeping with the context and character of the host dwelling and surrounding properties.

The rear extension would sit directly adjacent to the first-floor terrace and access door at 176 Leighton Road. Whilst the extension would likely result in a reduction of light to this glazed access door, given that it serves a stairwell and not a habitable room, this minimal reduction of light would be acceptable. The minor scale of the extension is not expected to appear overbearing or create an unacceptable sense of enclosure. No flank windows are proposed and therefore the extension would not impact on the privacy of this adjoining neighbour.

No objections were received following statutory consultation. The planning history of the site has been taken into account when coming to this decision.

- 2 As this application relates to a householder development, the proposal is considered to be exempt from the Biodiversity Net Gain requirements set out within Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).

As such, the proposed development is in general accordance with policies A1 and D1 of Camden's Local Plan (2017), Policy D3 of the Kentish Town Neighbourhood Plan (2016), the London Plan (2021) and the National Planning Policy Framework (2023).

- 3 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).
- 4 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.

- 5 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-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