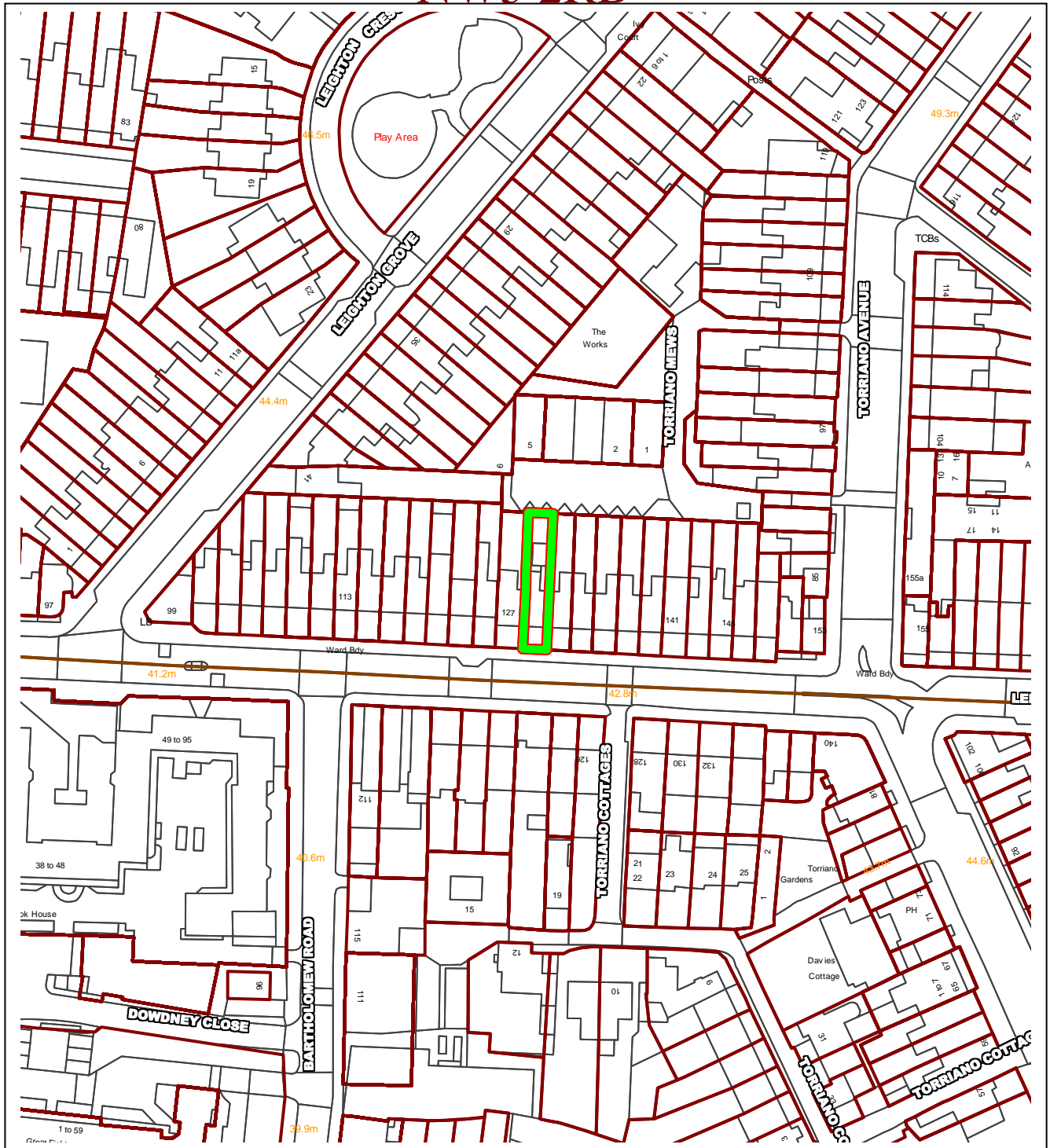


2024/1517/P – Flat A, 129 Leighton Road, NW5 2RB



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Flat A, 129 Leighton Road



Rear elevation of Leighton Road (No. 129 is property with conservatory in the centre of the image) showing other three storey rear projections in the terrace.



Front of Leighton Road showing various roof forms (two recent approvals for mansard roofs have not yet been built out). No. 129 is directly behind the large tree.



Existing Elevations



Proposed Elevations



View from neighbouring 131A looking towards 129

Rear of No. 129



View from rear of No. 129 looking along the terrace at other similar height rear extensions.



Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:		23/08/2024	
		N/A / attached		Consultation Expiry Date:		01/06/2024	
Officer				Application Number(s)			
Matt Kitchener				2024/1517/P			
Application Address				Drawing Numbers			
Flat A 129 Leighton Road London NW5 2RB				See draft decision notice			
PO 3/4	Area Team Signature		C&UD	Authorised Officer Signature			
Proposal(s)							
Erection of a first floor rear extension with a rooflight, and the creation of a new mansard roof with roof lights							
Recommendation(s):		Grant conditional planning permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	03	No. of objections	03
Summary of consultation responses <i>(Officer's responses) in italics</i>		Site Notice: displayed from 08/05/2024 – 01/06/2024 Three responses were received from neighbours in Leighton Road. Their comments are summarised as follows: 1. Loss of light and feeling of enclosure. <i>See Section 3.7-8 (Design and Amenity) of this report.</i> 2. Invasion of privacy. <i>See Section 3.7-8 (Design and Amenity) of this report.</i>					

	<p>3. Roof extension being out of character with the other properties.</p> <p><i>See Section 3.3 (Design and Amenity) of this report.</i></p>
Kentish Town Neighbourhood Forum	The Kentish Town Neighbourhood Forum was consulted but did not submit any comments.

Site Description

The application site comprises a residential flat at ground, first and second floor level of a four-storey residential property forming part of a terrace on the north side of Leighton Road. The building contains one other residential property.

The building is not listed and does not lie within a conservation area. It is however within the Kentish Town Neighbourhood Plan Area.

Relevant History

129 Leighton Road:

2014/7456/P – Erection of outbuilding to rear of flat – **Granted 06/02/2015**

PE9700392 - The erection of a first floor rear extension to existing rear addition for additional living accommodation – **Refused 18/07/1997**. This proposal was refused due to the impact on neighbouring residential amenity. The impact on amenity of the current scheme is addressed below in Section 4.4

Roof extensions:

2022/1381/P – Erection of a mansard roof extension at 111 Leighton Road - **Granted 12/07/2022**

2022/1372/P – Erection of a single storey infill extension to lower ground floor. New mansard roof and replacement of fenestration to front and rear of property at 145 Leighton Road - **Granted 15/06/2022**

PE9606005R1 - Erection of one additional storey at roof level at 109 Leighton Road – **Granted 29/01/1997**

CTP/F12/10/2/30089 - Erection of a new pitched roof to replace the existing flat roof, raising of the party wall and cladding of the top storey at rear at 139 Leighton Road – **Granted 15/04/1980**

Rear extensions:

8600981 - Erection of a first-floor rear extension at 133 Leighton Road – **Granted 11/09/1986**

32436 - The erection of a rear extension at second floor level to provide an additional habitable room at 143 Leighton Road – **Granted 03/07/1981**

28291 - The erection of an additional storey at the second floor level at 145 Leighton Road – **Granted 06/06/1979**

14120 - Erection of rear extension and conversion to provide three self contained dwellings at 115 Leighton Road – **Granted 14/09/1972**

12996 - Conversion of 125 Leighton Road, N.W.5. into one flat and one maisonette and erection of a three storey rear extension – **Granted 02/02/1972**

National Planning Policy Framework (2023)

The London Plan (2021)

Camden Local Plan (2017)

- A1 Managing the impact of development
- D1 Design

Kentish Town Neighbourhood Plan (2016)

- D3 Design Principles

Camden Planning Guidance

- Amenity (2021)
- Design (2021)
- Home Improvements (2021)

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 which 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. Proposal

1.1. The proposal includes:

- Erection of a rear first floor extension over existing extension with a rooflight
- Creation of a mansard roof with rooflights

2. Assessment

2.1. The material considerations for this application are as follows:

- Design
- Amenity

3. Design

- 3.1. The Council's design policies are aimed at achieving the highest standard of design in all developments, including where alterations and extensions are proposed. Policy D1 of the Local Plan requires development to be of the highest architectural and urban design quality which improves the function, appearance, and character of the area. Camden's Local Plan Document is supported by Supplementary Planning Guidance CPG (Design). The Kentish Town Neighbourhood Plan Policy D3 states that proposals must be based on an understanding of the site and its context, be well integrated and reinforce local character, and draw upon key aspects of character and design cues. Design innovation, sustainability and accessibility are required from proposals.
- 3.2. The proposal involves the creation of a traditional mansard roof extension with two windows to front and rear to provide additional accommodation for the flat below. It is noted that there is some variation roof level within this terrace of buildings at nos.101-125. There are examples of mansard roof extensions at No.109 (ref. PE9606005R1) and recent applications for mansard roofs were also granted at No. 111 (2022/1381/P) and No.145 (2022/1372/P) which have not yet been constructed. A dual pitch roof extension has also been undertaken historically at No. 139 (F12/10/2/30089). It is considered that the principle of a sensitively designed addition at roof level would be acceptable within this context of an irregular terraced roofline.
- 3.3. The roof extension would have a traditional design that complies with Camden Planning Guidance (Home improvements). The two dormer windows to the front and rear roof slopes would appear as discreet additions, sitting behind the parapet with a substantial gutter, and aligning with the windows below. The windows would be traditional timber sash which is acceptable. The extension's siting, detailed design and scale would ensure that it does not appear as a dominant addition at roof level and would not appear out of place in the streetscene.
- 3.4. It is also proposed to erect a rear first floor extension over an existing rear projection. The extension will be an additional one storey high and serve the first floor of the building. It will result in a rear projection three storeys in height from ground level in total. It will have a

parapet roof to match the existing roof it is replacing and will be constructed from brick to match the existing building.

3.5. The rear extension in terms of its size and bulk will duplicate the existing rear extension it will be located upon. It is considered subservient to the main building due to its width being approximately half the width of the main dwelling and being located below the main eaves height of the host property. The materials and resultant finish will match those of the existing rear extension, and it is considered that this harmony in materials and appearance will not unduly impact on the character and appearance of the building or the local area. The roof lantern would be discreetly set behind the parapet.

3.6. There have been multiple applications approved historically for similar three storey high rear extensions along the length of the terrace at No. 113 (F12/10/6/37820, No. 115 (14120), No. 125 (12996), No. 133 (8600981), No. 137 (10874), No. 139 (F12/10/2/30089), No. 143 (32436) and No. 145 (28291). The presence of three storey part width rear extensions forms part of the character of this part of the terrace

4. Amenity

4.1. Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting planning permission to development that would not harm the amenity of residents. This includes factors such as privacy, outlook, and implications to natural light, artificial light spill, odour and fumes as well as impacts caused from the construction phase of development.

4.2. The proposed roof extension would not result in loss of outlook or light to neighbouring properties given its fairly shallow roof slope. The dormer windows would not give rise to overlooking concerns due to their front and rear location and the distance between neighbouring properties to the front and rear. Due to the nature of the external works to the roof, it is considered that the proposal would not result in any harm to amenities of neighbouring occupiers due to overlooking or visual appearance.

4.3. Three objections were received prior to the determination of this application. They are summarised as follows: A loss of light and feeling of enclosure, invasion of privacy and lack of sun to the garden and no similar roof extensions in the street. These points are noted however it is considered that the principle of the third-floor extension in this location on the property is established across this terrace of properties in similar circumstances without undue detriment to amenity. The gardens of the property are long and face north and it is considered that sunlight/daylight will still be able to enter the gardens of the properties due to their length and orientation. The extension will be on top of an existing extension and will therefore not introduce any new issues in terms of privacy as no windows are proposed to the sides. The distance between the extension and the windows of the neighbouring properties is considered large enough not to result in any undue loss of light to the adjoining occupiers. A 'Daylight and Sunlight Assessment' was submitted with the proposal. This showed that the rear extension would not result in a reduction of light in the neighbouring properties rear windows below the levels recommended by the BRE in their 'Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice' guidance. The Daylight and Sunlight Report included an assessment of the Vertical Sky Component (VSC) to measure impacts on daylight. BRE guidelines state that VSC should be no less than 27%, or if reduced below, no less than 0.8 times the former value. The urban range in Camden is 15-20% VSC given the built up nature of the borough.

The 8 windows at neighbouring properties which were assessed would all be within the urban range of 15%-20%, except for window 1. However, the retained value at this window would be 94% compared to the existing condition, and thus complies with BRE guidelines. In addition, the neighbouring gardens would retain 80% of their existing areas that receive 2 hours of sunlight on March 21st, thus complying with BRE guidelines. The test for sunlight at windows, Annual Probable Sunlight Hours, only applies to windows within 90 degrees of due south. The impacted windows face north, and so no APSH assessment was undertaken.

- 4.4. The planning history of the site and surrounding area were taken into account when coming to this decision. It is noted that a previous application for a first-floor rear extension was refused on amenity grounds. However, the applicant has sufficiently demonstrated that there would not be an adverse impact on daylight at neighbouring properties. Given the scale and scope of the proposed works, they are not anticipated to give rise to any unduly negative impacts to neighbouring occupier's amenity with regards to loss of daylight/sunlight, outlook, or privacy. A condition is attached to ensure that the flat roof of the rear extension isn't used as a terrace.
- 4.5. As such, the proposed development is in general accordance with policies A1 and D1 of the 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.

5. Conclusion and Recommendations

- 5.1. In conclusion, the proposed works would not impact detrimentally on the character and appearance of the host property or surrounding area and not result in a loss of amenity to adjoining properties. As such, the proposals are considered to accord with policies A1 and D1 of the 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.
- 5.2. Recommendation: 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 29th July 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 and search for 'Members Briefing'.

Application ref: 2024/1517/P
Contact: Matthew Kitchener
Tel: 020 7974 2416
Email: Matthew.Kitchener@camden.gov.uk
Date: 25 July 2024

Development Management
Regeneration and Planning
London Borough of Camden
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planning@camden.gov.uk
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Archline Solutions Ltd
30 Longfield Lane
Cheshunt
Hertfordshire
EN7 6AD

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Flat A
129 Leighton Road
London
NW5 2RB**

Proposal:

The erection of a rear first floor extension with a rooflight, and the creation of a new mansard roof with roof lights

Drawing Nos: 24001/01, 24001/02, 24001/03, 24001/04, 24001/05, 24001/06, 24001/07, 24001/08, 24001/09, 24001/15, 24001/16, 24001/17, 24001/18, 24001/19, 24001/20, Daylight/Sunlight Report

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:

24001/01, 24001/02, 24001/03, 24001/04, 24001/05, 24001/06, 24001/07, 24001/08, 24001/09, 24001/15, 24001/16, 24001/17, 24001/18, 24001/19, 24001/20.

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.

- 4 The flat roof of the first-floor extension hereby approved shall not be used at any time as amenity space, and any access out onto this area shall be for maintenance purposes only.

Reason: To protect the amenity of adjoining occupiers and the area in accordance with policies A1 and D1 of the Camden Local Plan 2017.

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 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>.

Yours faithfully

Chief Planning Officer